

Executive Summary Report

Characteristics-Based Market Adjustment for 2007 Assessment Roll

Area Name / Number: Jovita / 55

Previous Physical Inspection: 2006

Improved Sales:

Number of Sales: 1087

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2006 Value	\$89,700	\$188,300	\$278,000	\$310,000	89.7%	14.06%
2007 Value	\$97,900	\$206,700	\$304,600	\$310,000	98.3%	13.82%
Change	+\$8,200	+\$18,400	+\$26,600		+8.6%	-0.24%
% Change	+9.1%	+9.8%	+9.6%		+9.6%	-1.71%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.24% and -1.71% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2006 Value	\$88,900	\$170,600	\$259,500
2007 Value	\$92,900	\$181,200	\$274,100
Percent Change	+4.5%	+6.2%	+5.6%

Number of one to three unit residences in the Population: 4339

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements located in sub area 16, the plat Enchanted Meadows, the plat Brookland Glen or have views but are not located in sub area 16 are at a lower assessment level and require a higher adjustment than the overall alone.

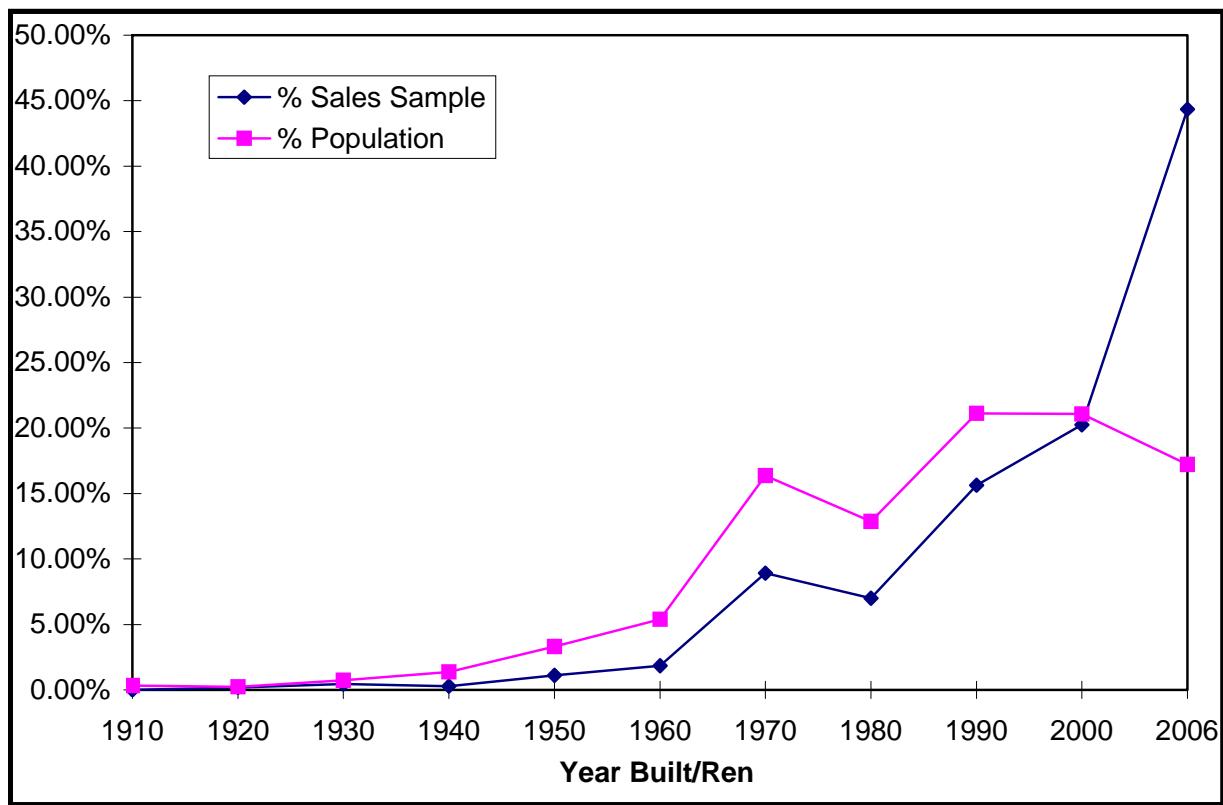
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	2	0.18%
1930	5	0.46%
1940	3	0.28%
1950	12	1.10%
1960	20	1.84%
1970	97	8.92%
1980	76	6.99%
1990	170	15.64%
2000	220	20.24%
2006	482	44.34%
	1087	

Population		
Year Built/Ren	Frequency	% Population
1910	14	0.32%
1920	10	0.23%
1930	32	0.74%
1940	60	1.38%
1950	144	3.32%
1960	234	5.39%
1970	710	16.36%
1980	558	12.86%
1990	916	21.11%
2000	914	21.06%
2006	747	17.22%
	4339	



Sales of new homes built in the last six years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

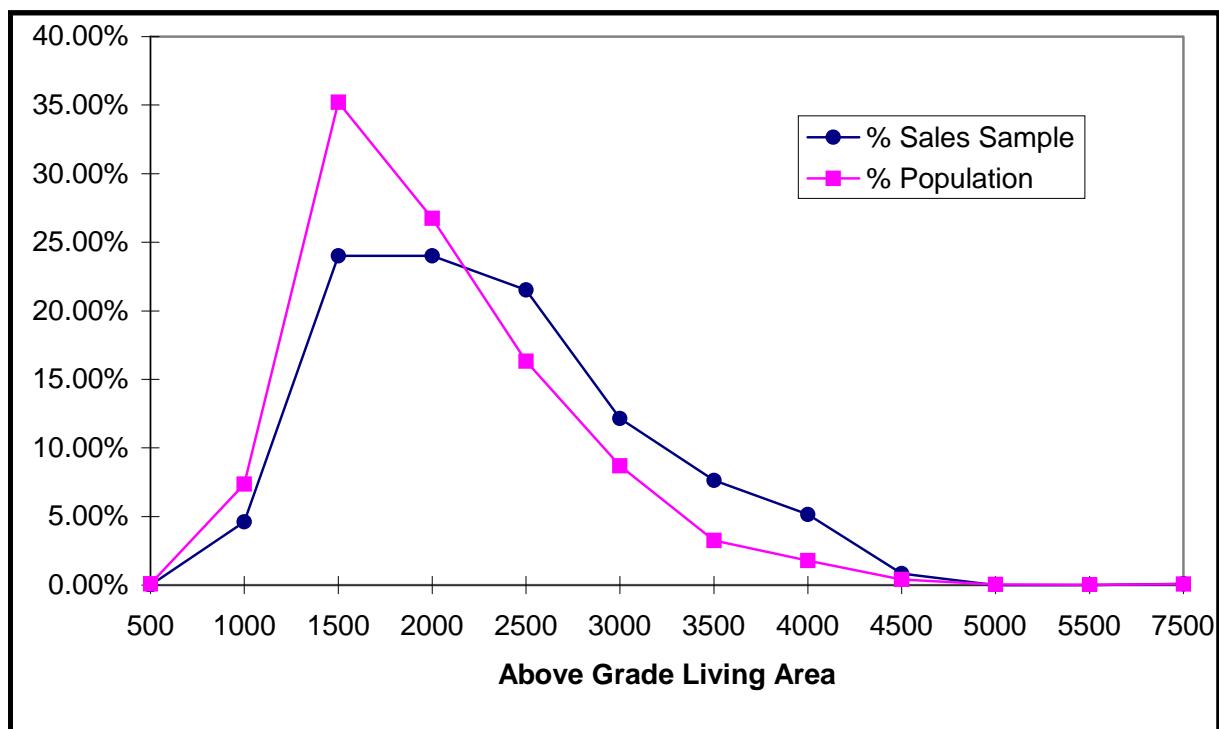
Sales Sample Representation of Population - Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	50	4.60%
1500	261	24.01%
2000	261	24.01%
2500	234	21.53%
3000	132	12.14%
3500	83	7.64%
4000	56	5.15%
4500	9	0.83%
5000	0	0.00%
5500	0	0.00%
7500	1	0.09%
	1087	

Population

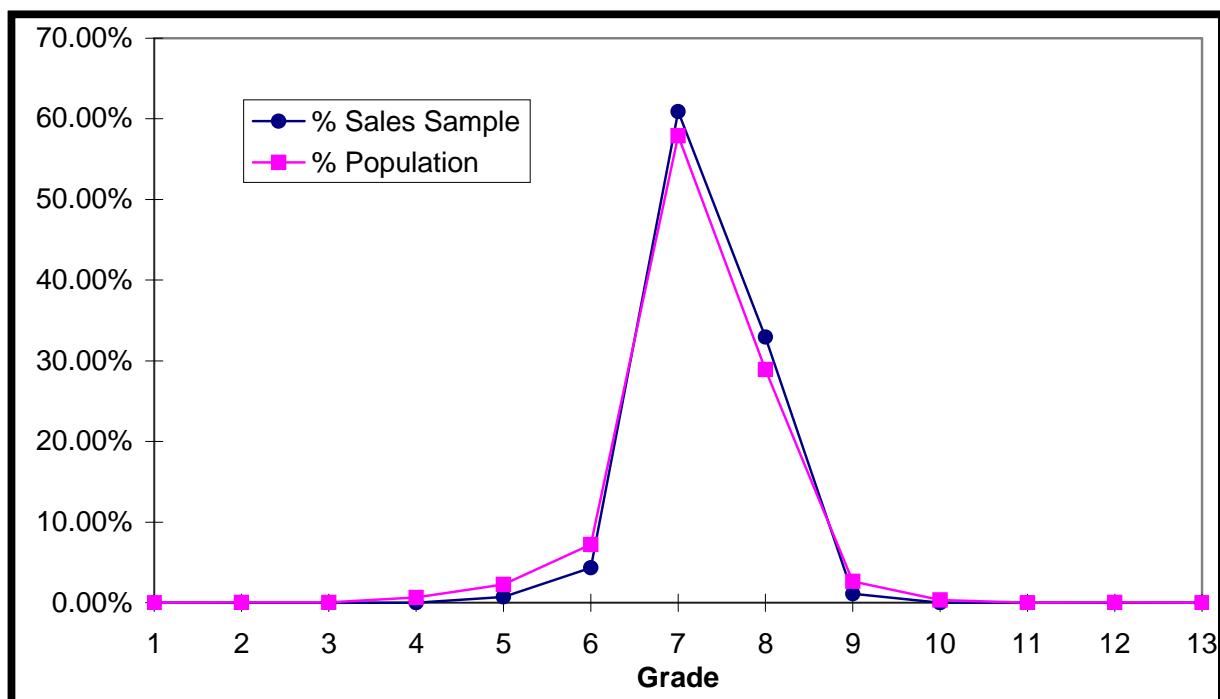
AGLA	Frequency	% Population
500	4	0.09%
1000	319	7.35%
1500	1528	35.22%
2000	1160	26.73%
2500	709	16.34%
3000	377	8.69%
3500	141	3.25%
4000	77	1.77%
4500	18	0.41%
5000	2	0.05%
5500	1	0.02%
7500	3	0.07%
	4339	



The sales sample frequency distribution follows the population distribution somewhat closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

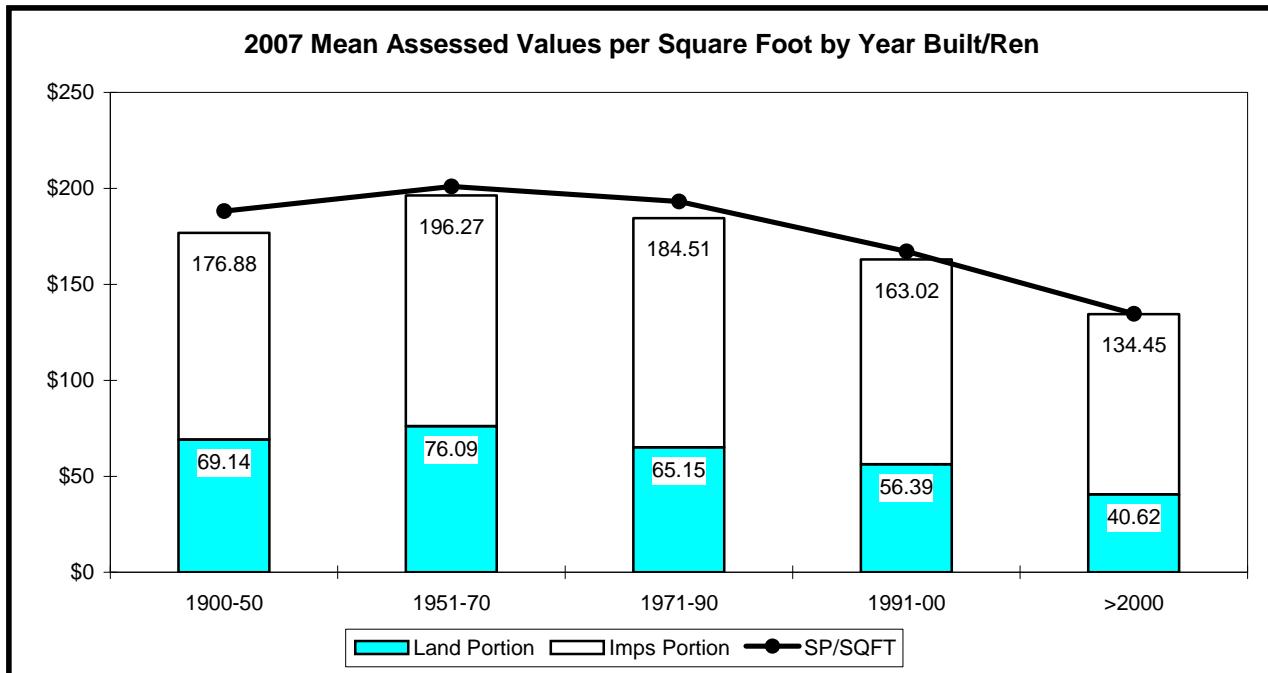
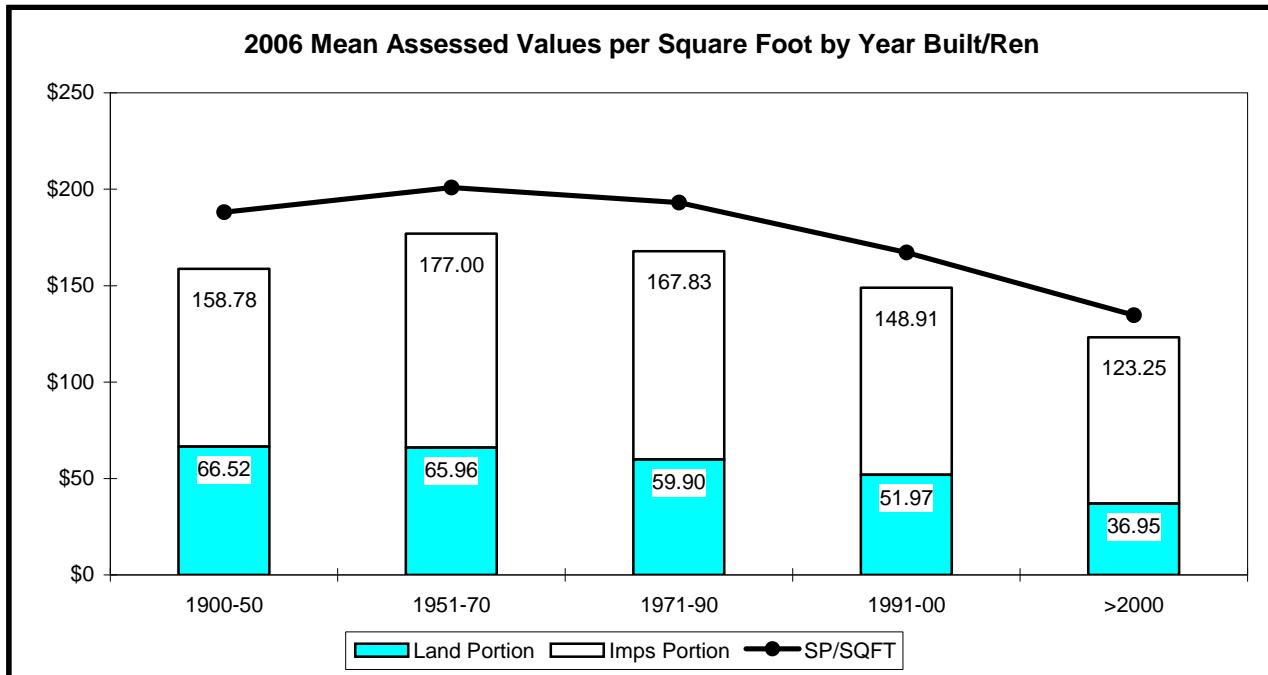
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	1	0.02%
3	0	0.00%	3	2	0.05%
4	0	0.00%	4	28	0.65%
5	8	0.74%	5	98	2.26%
6	47	4.32%	6	313	7.21%
7	662	60.90%	7	2512	57.89%
8	358	32.93%	8	1254	28.90%
9	12	1.10%	9	115	2.65%
10	0	0.00%	10	15	0.35%
11	0	0.00%	11	0	0.00%
12	0	0.00%	12	1	0.02%
13	0	0.00%	13	0	0.00%
		1087			4339



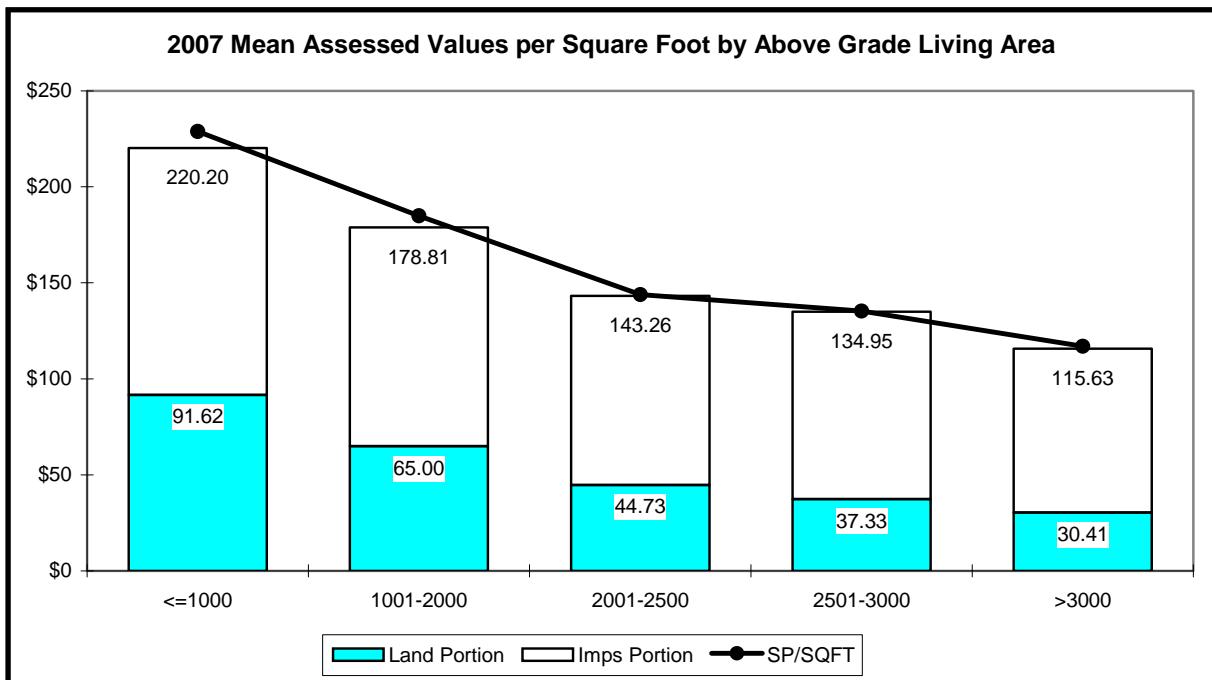
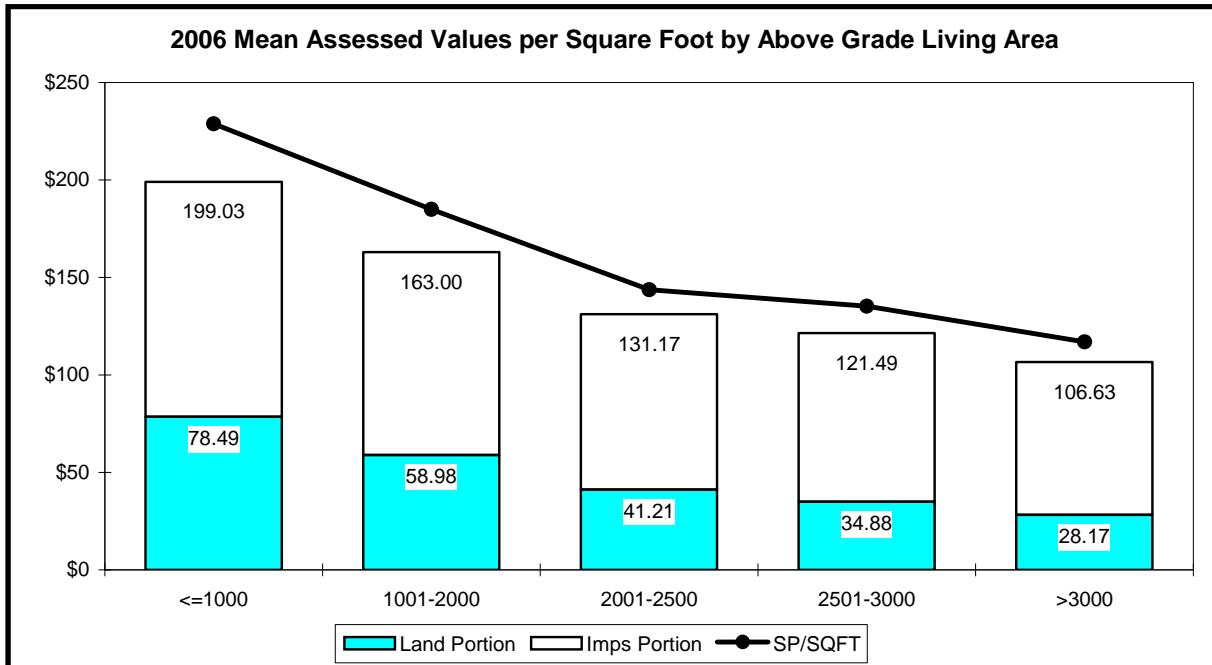
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values
By Year Built / Renovated**



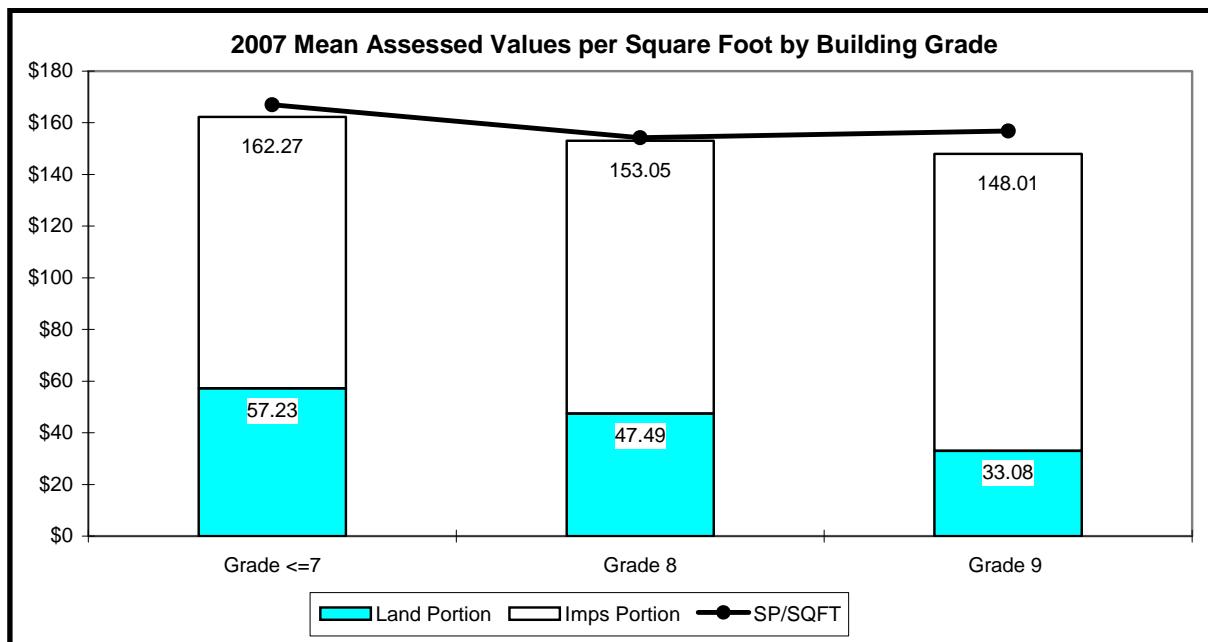
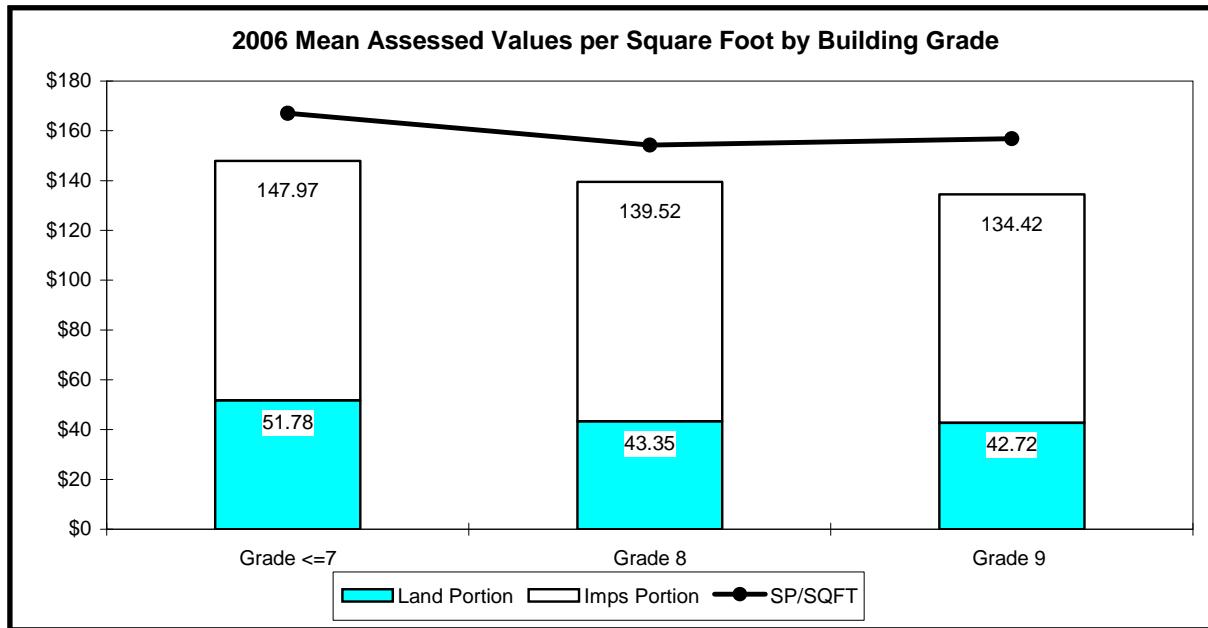
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 57 usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 4.5% increase in land assessments in the area for the 2007 Assessment Year. The formula is:

2007 Land Value = 2006 Land Value x 1.096, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 1087 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements located in sub area 16, the plat Enchanted Meadows, the plat Brookland Glen, or has a view and is not located in sub area 16 were at a lower assessment level. The model adjusts for these strata to improve the assessment level.

The derived adjustment formula is:

$$2007 \text{ Total Value} = 2006 \text{ Total Value} / .922033 - 4.720567E-02 * \text{Sub16_1118087*PlatEnchtedMdws} + .1115988 * \text{PlatBrooklndGln} - 8.238765E-02 * \text{HasView_Sub16}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2007 \text{ Improvements Value} = 2007 \text{ Total Value} \text{ minus } 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2007 Land Value + Previous Improvement Value * 1.098)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2007 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
- *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.**

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2007 \text{ Total Value} = 2007 \text{ Land Value} + \text{Previous Improvement Value} * 1.098, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 55 Annual Update Model Adjustments

2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

8.46%

Has View Not Sub 16	Yes
% Adjustment	10.64%
Sub Area 16	Yes
% Adjustment	5.85%
Plat Enchanted Meadows	Yes
% Adjustment	14.97%
Plat Brookland Glen	Yes
% Adjustment	-11.71%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, an improvement with a view not located in sub area 16 would *approximately* receive a 19.1% upward adjustment (8.46% + 10.64%). There are 178 parcels in the population that would receive this adjustment.

Improvements located in sub area 16 would *approximately* receive a 14.31% upward adjustment (8.46% + 5.85%). There are 1269 parcels in the population that would receive this adjustment.

The improvements located in the Enchanted Meadows plat would *approximately* receive a 23.43% upward adjustment (8.46% + 14.97%). There are 59 parcels in the population that would receive this adjustment. The plat has no improvements with views.

Improvements located in the Brookland Glen plat would *approximately* receive a 2.60% upward adjustment (8.46%+5.85%-11.71%). The Brookland Glen plat is located in sub area 16. There are 17 parcels in the population that would receive this adjustment. The plat has no improvements with views.

There are no double adjustments.

This model corrects for these strata differences.

65% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 55 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
234570	Enchanted Meadows	20	59	33.8%	SE-33-21-4	15	8	2002 thru 2004	32 nd Ave S and Enchanted Pkwy S
114140	Brookland Glen	17	17	100%	SW-34-21-4	16	8	2005	S. 382 nd St and Military Rd. S

Area 55 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.983.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=7	717	0.891	0.974	9.4%	0.964	0.984
8	358	0.907	0.997	9.9%	0.983	1.011
9	12	0.891	0.986	10.7%	0.868	1.104
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1950	22	0.849	0.947	11.6%	0.879	1.015
1951-1970	117	0.877	0.973	11.0%	0.944	1.003
1971-1990	246	0.873	0.960	10.0%	0.941	0.979
1991-2000	220	0.892	0.976	9.5%	0.958	0.995
>2000	482	0.914	0.997	9.1%	0.986	1.008
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=Average	929	0.904	0.988	9.3%	0.979	0.997
Good	152	0.853	0.947	11.0%	0.921	0.973
Very Good	6	0.820	0.940	14.7%	0.823	1.058
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	356	0.856	0.946	10.5%	0.930	0.961
1.5	29	0.913	1.011	10.8%	0.950	1.072
2	702	0.913	0.997	9.2%	0.987	1.006
Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=1000	50	0.871	0.963	10.7%	0.924	1.002
1001-2000	522	0.884	0.969	9.6%	0.956	0.981
2001-2500	234	0.912	0.996	9.2%	0.979	1.013
2501-3000	132	0.898	0.998	11.1%	0.976	1.020
>3000	149	0.912	0.990	8.5%	0.970	1.009
View <> Sub 16 Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	1068	0.899	0.982	9.3%	0.974	0.991
Y	19	0.834	0.992	19.0%	0.915	1.069

Area 55 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.983.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

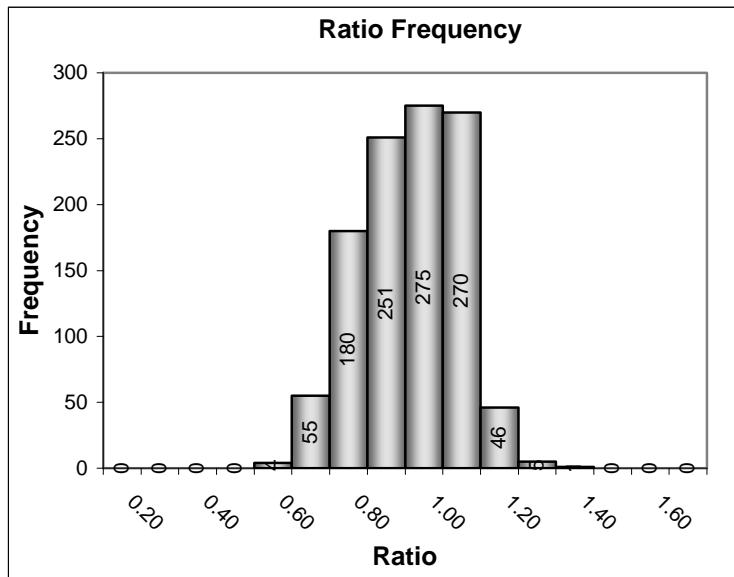
It is difficult to draw valid conclusions when the sales count is low.

Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	1067	0.898	0.982	9.3%	0.974	0.990
Y	20	0.845	1.000	18.4%	0.930	1.071
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
15	643	0.896	0.978	9.2%	0.967	0.989
16	199	0.871	0.981	12.6%	0.961	1.001
18	245	0.919	0.995	8.3%	0.979	1.012
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
3000-8000	603	0.912	0.994	8.9%	0.983	1.004
8001-12000	292	0.904	0.988	9.4%	0.972	1.005
12001-20000	120	0.849	0.947	11.6%	0.922	0.972
20001-30000	30	0.871	0.987	13.3%	0.935	1.039
30001-3AC	42	0.791	0.892	12.8%	0.831	0.952
Sub 16 Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	888	0.902	0.983	8.9%	0.974	0.992
Y	199	0.871	0.981	12.6%	0.961	1.001
Plat Enchanted Meadows Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	1067	0.900	0.983	9.3%	0.975	0.991
Y	20	0.787	0.970	23.3%	0.886	1.053
Plat Brookland Glen Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	1069	0.895	0.982	9.7%	0.974	0.991
Y	18	0.985	0.997	1.3%	0.977	1.016

Annual Update Ratio Study Report (Before)

2006 Assessments

District/Team: SW / Team - 3	Lien Date: 01/01/2006	Date of Report: 1/23/2007	Sales Dates: 1/2004 - 12/2006
Area Jovita	Appr ID: Jwei	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 1087			
<i>Mean Assessed Value</i> 278,000			
<i>Mean Sales Price</i> 310,000			
<i>Standard Deviation AV</i> 58,770			
<i>Standard Deviation SP</i> 74,533			
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i> 0.912			
<i>Median Ratio</i> 0.926			
<i>Weighted Mean Ratio</i> 0.897			
UNIFORMITY			
<i>Lowest ratio</i> 0.531			
<i>Highest ratio:</i> 1.316			
<i>Coefficient of Dispersion</i> 11.65%			
<i>Standard Deviation</i> 0.128			
<i>Coefficient of Variation</i> 14.06%			
<i>Price Related Differential (PRD)</i> 1.017			
RELIABILITY			
95% Confidence: Median			
Lower limit 0.911			
Upper limit 0.937			
95% Confidence: Mean			
Lower limit 0.904			
Upper limit 0.919			
SAMPLE SIZE EVALUATION			
<i>N (population size)</i> 4339			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.128			
Recommended minimum: 26			
Actual sample size: 1087			
Conclusion: OK			
NORMALITY			
Binomial Test			
# ratios below mean: 514			
# ratios above mean: 573			
Z: 1.790			
Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



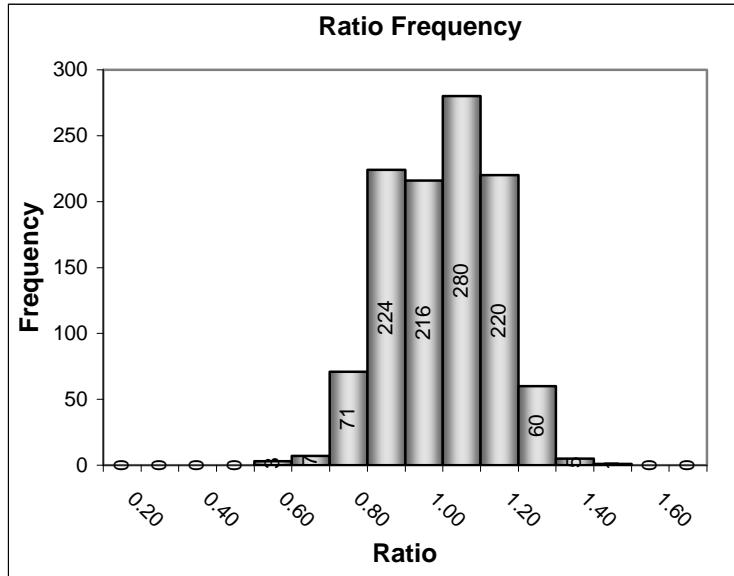
COMMENTS:

1 to 3 Unit Residences throughout area 55

Annual Update Ratio Study Report (After)

2007 Assessments

District/Team: SW / Team - 3	Lien Date: 01/01/2007	Date of Report: 1/23/2007	Sales Dates: 1/2004 - 12/2006
Area Jovita	Appr ID: Jwei	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 1087			
<i>Mean Assessed Value</i> 304,600			
<i>Mean Sales Price</i> 310,000			
<i>Standard Deviation AV</i> 65,283			
<i>Standard Deviation SP</i> 74,533			
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i> 0.998			
<i>Median Ratio</i> 1.008			
<i>Weighted Mean Ratio</i> 0.983			
UNIFORMITY			
<i>Lowest ratio</i> 0.574			
<i>Highest ratio:</i> 1.426			
<i>Coefficient of Dispersion</i> 11.41%			
<i>Standard Deviation</i> 0.138			
<i>Coefficient of Variation</i> 13.82%			
<i>Price Related Differential (PRD)</i> 1.016			
RELIABILITY			
95% Confidence: Median			
Lower limit 0.995			
Upper limit 1.019			
95% Confidence: Mean			
Lower limit 0.990			
Upper limit 1.006			
SAMPLE SIZE EVALUATION			
<i>N (population size)</i> 4339			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.138			
Recommended minimum: 30			
Actual sample size: 1087			
Conclusion: OK			
NORMALITY			
Binomial Test			
# ratios below mean: 516			
# ratios above mean: 571			
Z: 1.668			
Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 55

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	010050	0010	7/27/05	\$305,000	1920	0	7	1994	3	8162	N	N	2505 S 355TH PL
015	010050	0040	5/17/06	\$360,000	2010	470	7	1995	3	9879	N	N	2524 S 355TH PL
015	010050	0070	3/16/06	\$350,000	1990	0	7	1996	3	8463	N	N	35427 26TH AVE S
015	010050	0150	4/18/06	\$324,950	1680	0	7	1994	3	7353	N	N	35430 25TH PL S
015	010050	0160	5/20/04	\$236,000	1790	0	7	1994	3	7125	N	N	35424 25TH PL S
015	010050	0180	4/19/06	\$315,000	1610	0	7	1994	3	7470	N	N	35410 25TH PL S
015	010050	0210	2/17/04	\$252,950	1750	0	7	1994	3	10318	N	N	35217 25TH PL S
015	010050	0250	12/7/06	\$360,000	2040	920	7	1996	3	7813	N	N	2442 S 354TH ST
015	010050	0260	12/13/05	\$310,000	1620	0	7	1994	3	6312	N	N	2422 S 354TH ST
015	010050	0280	2/23/04	\$224,500	1050	960	7	1994	3	7816	N	N	2412 S 354TH ST
015	010050	0300	6/27/06	\$308,300	1480	0	7	1994	3	6993	N	N	2403 S 354TH ST
015	010050	0310	10/4/05	\$249,500	1290	0	7	1994	3	8796	N	N	2407 S 354TH ST
015	010050	0330	2/11/04	\$240,000	1630	0	7	1994	3	7201	N	N	2415 S 354TH ST
015	010050	0350	9/16/04	\$238,000	1680	0	7	1994	3	7211	N	N	2423 S 354TH ST
015	010050	0370	6/6/06	\$310,000	1670	0	7	1994	3	6031	N	N	2431 S 354TH ST
015	010050	0430	2/6/04	\$202,000	1320	0	7	1994	3	7700	N	N	35509 25TH PL S
015	010340	0040	12/22/05	\$314,625	1810	0	7	1988	4	8645	N	N	35204 27TH CT S
015	010340	0130	5/30/06	\$289,950	1350	0	7	1989	4	9705	N	N	35208 26TH CT S
015	010340	0160	6/22/04	\$227,000	1590	0	7	1991	3	7748	N	N	35219 26TH CT S
015	010340	0260	5/23/06	\$307,000	2040	0	7	1990	3	7350	N	N	2532 S 354TH ST
015	010340	0270	8/6/04	\$214,000	1450	0	7	1989	4	7219	N	N	2528 S 354TH ST
015	010340	0280	4/8/05	\$235,000	1360	0	7	1989	4	8311	N	N	2524 S 354TH ST
015	010340	0330	12/20/06	\$300,000	1660	0	7	1989	3	7606	N	N	2507 S 353RD ST
015	010340	0390	8/11/06	\$329,950	1580	0	7	1989	4	7225	N	N	2621 S 353RD ST
015	115070	0040	9/16/05	\$285,000	1730	0	7	1996	3	7576	N	N	36212 26TH AVE S
015	115070	0040	11/22/05	\$316,000	1730	0	7	1996	3	7576	N	N	36212 26TH AVE S
015	115070	0050	3/30/06	\$255,000	1180	0	7	1996	3	6537	N	N	2622 S 362ND PL
015	115070	0070	9/21/04	\$223,000	1290	0	7	1996	3	7719	N	N	2632 S 362ND PL
015	115070	0100	5/16/06	\$278,950	1180	0	7	1996	3	7805	N	N	2650 S 362ND PL
015	115070	0120	11/21/06	\$330,000	1850	0	7	1996	3	6137	N	N	2659 S 362ND PL

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	115070	0140	9/22/04	\$245,500	1870	0	7	1996	3	6760	N	N	2647 S 362ND PL
015	115070	0150	6/8/04	\$241,000	1720	0	7	1996	3	6518	N	N	2641 S 362ND PL
015	115070	0150	5/17/06	\$312,000	1720	0	7	1996	3	6518	N	N	2641 S 362ND PL
015	115070	0170	5/5/06	\$310,000	1870	0	7	1996	3	6693	N	N	2627 S 362ND PL
015	115070	0180	7/5/06	\$324,950	1840	0	7	1996	3	7321	N	N	2619 S 362ND PL
015	115070	0210	1/9/06	\$312,000	1730	0	7	1996	3	6960	N	N	2601 S 362ND PL
015	144510	0020	10/19/04	\$299,000	2240	0	8	2001	3	5245	N	N	36208 23RD PL S
015	144510	0060	12/17/04	\$309,000	2580	0	8	2001	3	5245	N	N	36232 23RD PL S
015	144510	0100	8/23/04	\$273,000	2060	0	8	2001	3	5141	N	N	36256 23RD PL S
015	144510	0110	11/30/05	\$375,000	2580	0	8	2001	3	6745	N	N	36260 23RD PL S
015	144510	0120	6/8/04	\$289,950	2260	0	8	2001	3	8325	N	N	36264 23RD PL S
015	144510	0130	11/28/05	\$354,000	2060	0	8	2001	3	6880	N	N	36269 23RD PL S
015	144510	0160	3/8/04	\$275,000	2380	0	8	2002	3	7200	N	N	36257 23RD PL S
015	144510	0160	11/6/06	\$365,000	2380	0	8	2002	3	7200	N	N	36257 23RD PL S
015	144510	0220	5/18/04	\$290,000	2380	0	8	2002	3	5655	N	N	36225 23RD PL S
015	144510	0230	9/22/05	\$391,000	2580	0	8	2002	3	5655	N	N	36219 23RD PL S
015	144510	0290	11/10/05	\$369,950	2410	0	8	2002	3	6156	N	N	36210 22ND PL S
015	144510	0300	11/1/04	\$285,000	2060	0	8	2002	3	6120	N	N	36216 22ND PL S
015	144510	0350	12/8/05	\$394,500	2600	0	8	2002	3	10763	N	N	36227 22ND PL S
015	144510	0380	10/30/06	\$403,000	2580	0	8	2002	3	10763	N	N	36209 22ND PL S
015	152104	9121	11/4/05	\$319,950	1680	560	7	1962	3	15554	N	N	32441 MILITARY RD S
015	152104	9138	3/18/04	\$275,000	1180	0	6	1944	2	82328	N	N	33030 MILITARY RD S
015	152104	9155	6/28/05	\$425,000	1890	0	8	1968	3	63327	N	N	33059 45TH WAY S
015	152104	9176	5/9/05	\$299,950	2510	0	8	1973	4	15700	N	N	3810 S 328TH ST
015	152104	9189	10/27/04	\$238,950	1680	0	8	1978	3	13503	N	N	3825 S 325TH ST
015	176155	0010	2/24/04	\$216,500	1430	0	7	1969	4	11875	N	N	35327 28TH AVE S
015	176155	0070	6/16/06	\$313,000	1870	0	7	1990	3	7638	N	N	2707 S 353RD PL
015	186493	0020	4/28/05	\$329,500	2290	0	8	2003	3	5009	N	N	37611 32ND PL S
015	186493	0060	8/8/06	\$379,950	2190	0	8	2003	3	7237	N	N	3215 S 376TH PL
015	186493	0110	7/20/05	\$307,000	1960	0	8	2003	3	6233	N	N	3333 S 376TH ST
015	186493	0130	3/21/06	\$380,000	2550	0	8	2002	3	4675	N	N	3261 S 376TH ST

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	201920	0020	7/8/04	\$232,000	1370	420	7	1986	3	8443	N	N	36601 25TH AVE S
015	201920	0350	5/1/06	\$307,000	1670	0	7	1985	4	8300	N	N	2526 S 366TH PL
015	201920	0440	3/20/06	\$315,000	1340	420	7	1985	3	8836	N	N	2615 S 366TH PL
015	201920	0520	6/6/05	\$210,000	1240	300	7	1985	3	8856	N	N	36626 26TH CT S
015	201920	0610	4/15/05	\$264,000	1240	400	7	1987	3	8692	N	N	2516 S 367TH PL
015	201920	0620	3/12/04	\$195,000	1420	0	7	1986	3	9261	N	N	36630 25TH AVE S
015	201920	0640	8/18/05	\$278,040	1240	400	7	1985	3	7487	N	N	36616 25TH AVE S
015	219060	0010	2/27/04	\$180,000	1250	0	7	1980	3	12000	N	N	34815 29TH AVE S
015	219060	0015	5/14/04	\$188,000	1220	680	7	1980	3	12000	N	N	34821 29TH AVE S
015	219060	0245	11/22/05	\$250,000	1500	0	7	1966	4	9600	N	N	34912 28TH AVE S
015	219060	0765	6/24/05	\$215,950	1490	0	7	1961	3	19500	N	N	2928 S 349TH ST
015	219060	1049	6/11/04	\$179,950	1010	0	7	1973	4	10000	N	N	3009 S 349TH ST
015	219160	0780	6/18/04	\$189,000	1050	0	6	1984	4	9000	N	N	2624 S 349TH ST
015	226800	0050	3/25/05	\$198,000	1010	0	7	1968	3	12150	N	N	2600 S 365TH PL
015	226800	0160	12/1/04	\$180,000	1010	0	7	1968	4	10425	N	N	2518 S 364TH PL
015	226800	0170	12/21/06	\$290,000	1090	380	7	1968	4	10425	N	N	2510 S 364TH PL
015	226800	0210	12/26/06	\$270,000	1010	0	7	1968	4	14160	N	N	36419 25TH AVE S
015	226800	0260	2/24/06	\$224,000	1060	0	7	1968	4	10395	N	N	36511 25TH AVE S
015	226800	0290	6/2/05	\$260,000	1090	380	7	1968	4	10425	N	N	2517 S 364TH PL
015	226800	0440	12/13/04	\$220,000	1090	1000	7	1968	3	11120	N	N	2519 S 365TH PL
015	226800	0510	6/15/05	\$239,950	1560	0	7	1968	3	12825	N	N	2569 S 365TH PL
015	234550	0010	12/14/06	\$278,000	1430	300	6	1985	3	8600	N	N	2019 S 363RD PL
015	234550	0030	6/9/04	\$167,000	810	0	6	1981	4	10369	N	N	2031 S 363RD PL
015	234550	0070	3/10/06	\$235,500	1000	0	6	1981	4	8164	N	N	36320 21ST CT S
015	234550	0090	5/19/04	\$195,000	920	480	6	1981	4	8187	N	N	36310 21ST CT S
015	234550	0100	8/21/06	\$253,000	1000	0	6	1981	3	7650	N	N	36304 21ST CT S
015	234550	0120	9/9/04	\$187,000	920	480	6	1981	4	7218	N	N	36226 21ST PL S
015	234550	0150	12/15/04	\$196,387	970	0	6	1982	4	6577	N	N	36208 21ST PL S
015	234550	0200	11/21/06	\$245,000	810	0	6	1981	3	8772	N	N	2100 S 362ND CT
015	234550	0210	5/19/06	\$245,000	860	0	6	1981	4	5889	N	N	2103 S 362ND CT
015	234550	0260	1/26/04	\$163,000	960	0	6	1981	3	8660	N	N	2038 S 363RD PL

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	234550	0270	2/18/04	\$189,000	920	520	6	1981	3	7307	N	N	2030 S 363RD PL
015	234550	0300	8/28/06	\$277,000	920	680	6	1982	4	7575	N	N	36228 20TH PL S
015	234550	0320	3/13/05	\$200,000	810	0	6	1981	3	7582	N	N	36216 20TH PL S
015	234550	0390	12/15/05	\$217,200	920	480	6	1981	3	9065	N	N	36229 20TH PL S
015	234570	0050	7/31/06	\$455,000	2590	0	8	2002	3	6059	N	N	3138 S 381ST WAY
015	234570	0060	2/24/05	\$379,500	2610	0	8	2002	3	6060	N	N	3126 S 381ST WAY
015	234570	0100	4/12/04	\$277,950	2190	0	8	2004	3	6610	N	N	3134 S 381ST WAY
015	234570	0100	9/1/06	\$420,000	2190	0	8	2004	3	6610	N	N	3134 S 381ST WAY
015	234570	0110	8/11/04	\$305,000	2480	0	8	2004	3	11904	N	N	3130 S 381ST WAY
015	234570	0110	6/20/06	\$414,540	2480	0	8	2004	3	11904	N	N	3130 S 381ST WAY
015	234570	0210	2/24/04	\$347,500	2610	0	8	2003	3	7371	N	N	3040 S 381ST WAY
015	234570	0210	10/31/05	\$475,000	2610	0	8	2003	3	7371	N	N	3040 S 381ST WAY
015	234570	0270	6/16/05	\$469,500	2990	0	8	2002	3	6306	N	N	2942 S 381ST WAY
015	234570	0290	12/2/05	\$484,800	2920	0	8	2002	3	6306	N	N	2928 S 381ST WAY
015	234570	0310	4/20/04	\$345,000	2550	0	8	2003	3	6359	N	N	2912 S 381ST WAY
015	234570	0330	1/13/04	\$318,000	2610	0	8	2003	3	7386	N	N	2907 S 381ST WAY
015	234570	0380	7/29/05	\$444,950	2490	0	8	2002	3	7285	N	N	38121 30TH CT S
015	234570	0390	6/28/05	\$444,950	2750	0	8	2002	3	6546	N	N	38127 30TH CT S
015	234570	0410	3/9/05	\$442,500	2990	0	8	2002	3	8119	N	N	38132 30TH CT S
015	234570	0560	1/23/04	\$327,000	2990	0	8	2004	3	5793	N	N	3117 S 381ST WAY
015	234570	0570	11/2/05	\$489,950	2990	0	8	2003	3	5501	N	N	3125 S 381ST WAY
015	234570	0580	2/21/04	\$325,917	2750	0	8	2004	3	5507	N	N	3137 S 381ST WAY
015	234570	0580	11/1/06	\$487,000	2750	0	8	2004	3	5507	N	N	3137 S 381ST WAY
015	234570	0580	8/29/06	\$489,900	2750	0	8	2004	3	5507	N	N	3137 S 381ST WAY
015	236800	0005	10/3/06	\$245,000	2100	0	7	1956	2	10530	N	N	3921 S 322ND ST
015	236800	0075	3/10/06	\$319,950	1716	0	8	2005	3	13875	N	N	3810 S 322ND ST
015	236800	0105	5/28/04	\$184,900	1000	0	7	1961	4	9825	N	N	32105 39TH AVE S
015	236800	0115	10/6/06	\$348,950	1716	0	8	2005	3	13875	N	N	3811 S 321ST ST
015	236810	0010	5/25/04	\$405,200	3390	0	9	2004	3	10800	N	N	3815 S 322ND ST
015	236810	0020	8/23/04	\$395,000	3230	0	9	2004	3	10800	N	N	3821 S 322ND ST
015	236810	0040	3/24/06	\$355,000	1220	1200	7	1966	4	11850	N	N	32217 39TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	236810	0060	11/18/05	\$258,000	1300	0	7	1992	3	11850	N	N	32233 39TH AVE S
015	236810	0080	5/20/05	\$254,500	1370	680	7	1992	3	11850	N	N	32249 39TH AVE S
015	236810	0120	2/23/04	\$215,000	1370	800	7	1967	4	10500	N	N	32234 39TH AVE S
015	242200	0005	8/6/04	\$197,250	1320	0	7	1988	3	15000	N	N	3711 S 344TH ST
015	242200	0005	10/21/05	\$249,950	1320	0	7	1988	3	15000	N	N	3711 S 344TH ST
015	242200	0007	10/28/04	\$295,000	2120	0	8	1988	4	15600	N	N	34405 38TH AVE S
015	242200	0025	8/24/04	\$320,000	2510	0	7	1987	4	16289	N	N	34523 38TH AVE S
015	242200	0115	10/11/05	\$349,500	1120	760	7	1978	3	17440	Y	Y	34660 38TH AVE S
015	242200	0115	3/28/06	\$434,950	1120	760	7	1978	3	17440	Y	Y	34660 38TH AVE S
015	242200	0130	3/21/05	\$340,000	1190	1020	7	1956	4	18755	Y	Y	3814 S 348TH ST
015	242260	0020	1/2/04	\$169,900	1300	0	6	1961	3	22266	N	N	34225 42ND AVE S
015	242260	0061	6/16/04	\$315,000	2400	0	8	2004	3	12500	N	N	3820 S 344TH ST
015	272104	9030	8/28/06	\$650,000	2280	1450	8	1976	4	60548	N	N	3239 S 364TH ST
015	272104	9046	3/7/06	\$270,000	1850	400	7	1926	4	31798	N	N	3227 S 367TH PL
015	272104	9046	9/14/06	\$459,950	1850	400	7	1926	4	31798	N	N	3227 S 367TH PL
015	273000	0050	3/8/04	\$158,000	1180	0	6	1961	3	10639	N	N	4802 S 349TH ST
015	273000	0230	8/29/05	\$235,950	1820	0	6	1961	4	10506	N	N	4807 S 349TH ST
015	273050	0130	2/16/06	\$262,000	1010	480	7	1974	4	8665	N	N	4309 S 347TH ST
015	273050	0140	8/10/05	\$267,800	1290	600	7	1969	4	9623	N	N	4317 S 347TH ST
015	273050	0180	11/19/04	\$178,660	1200	0	7	1968	3	9627	N	N	4353 S 347TH ST
015	273080	0050	10/13/05	\$220,500	1430	0	7	1962	4	10484	N	N	34031 43RD AVE S
015	273080	0060	9/8/05	\$219,950	1280	0	7	1962	4	9514	N	N	34041 43RD AVE S
015	273080	0100	8/31/04	\$163,400	880	0	7	1962	4	9763	N	N	34014 42ND AVE S
015	273080	0120	11/22/05	\$217,000	1480	0	7	1962	3	10341	N	N	4213 S 340TH PL
015	273080	0130	1/27/04	\$179,500	1188	0	7	1962	4	10125	N	N	4221 S 340TH PL
015	273080	0170	3/17/05	\$198,900	1188	0	7	1962	4	9899	N	N	34023 44TH AVE S
015	273080	0250	6/23/05	\$165,000	1010	0	7	1962	3	11519	N	N	4244 S 340TH PL
015	273080	0250	4/18/06	\$223,000	1010	0	7	1962	3	11519	N	N	4244 S 340TH PL
015	273080	0310	9/27/04	\$174,950	1080	0	7	1963	4	9752	N	N	34036 44TH AVE S
015	282104	9033	10/12/05	\$495,000	1700	0	7	1930	5	58370	Y	Y	35224 28TH AVE S
015	282104	9037	10/13/05	\$525,000	1340	1340	7	1969	4	103672	Y	Y	35214 28TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	282104	9061	9/23/04	\$349,500	2130	0	9	1988	3	112601	N	N	36030 28TH AVE S
015	282104	9074	4/19/06	\$171,200	1170	0	7	1962	3	11500	N	N	2714 S 360TH ST
015	282104	9074	8/22/06	\$269,950	1170	0	7	1962	3	11500	N	N	2714 S 360TH ST
015	282104	9082	11/23/05	\$239,950	1040	0	7	1947	4	11500	N	N	2606 S 360TH ST
015	282104	9091	10/28/04	\$226,900	1140	0	6	1949	3	64033	N	N	36329 28TH AVE S
015	282104	9131	3/18/04	\$192,500	1370	0	7	1959	3	13068	N	N	2910 S 368TH ST
015	282104	9138	4/23/04	\$230,000	1200	150	7	1968	4	12840	N	N	35906 24TH AVE S
015	282104	9150	5/16/05	\$208,800	1140	0	7	1962	4	11500	N	N	2704 S 360TH ST
015	282104	9162	9/14/06	\$274,950	1180	0	7	1964	3	10018	N	N	35505 28TH AVE S
015	282410	0020	4/27/04	\$210,000	1290	610	7	1969	4	10080	N	N	32455 42ND PL S
015	282410	0100	3/22/06	\$290,000	1480	510	8	1974	4	9594	N	N	4210 S 324TH PL
015	282410	0100	7/27/06	\$386,950	1480	510	8	1974	4	9594	N	N	4210 S 324TH PL
015	321165	0010	9/1/04	\$254,950	1820	0	8	2004	3	5735	N	N	32138 38TH PL S
015	321165	0020	8/22/04	\$259,950	1800	0	8	2004	3	5523	N	N	32132 37TH PL S
015	321165	0030	9/3/04	\$259,950	1840	0	8	2004	3	5448	N	N	32124 37TH PL S
015	321165	0040	9/13/04	\$259,950	1840	0	8	2004	3	5273	N	N	32118 37TH PL S
015	321165	0050	9/20/04	\$270,000	1800	0	8	2004	3	5588	N	N	32110 37TH PL S
015	321165	0060	10/14/04	\$314,950	2480	0	8	2004	3	6020	N	N	32138 37TH PL S
015	321165	0070	12/29/04	\$268,116	1820	0	8	2005	3	5535	N	N	3803 S 321ST ST
015	321165	0080	10/7/04	\$299,950	2420	0	8	2004	3	7470	N	N	3746 S 321ST ST
015	321165	0090	10/21/04	\$280,000	2090	0	8	2005	3	4786	N	N	32062 37TH PL S
015	321165	0100	1/5/05	\$275,000	2090	0	8	2005	3	4515	N	N	32056 37TH PL S
015	321165	0110	10/19/04	\$254,950	1820	0	8	2004	3	4823	N	N	32050 37TH PL S
015	321165	0120	10/19/04	\$254,950	1820	0	8	2004	3	5708	N	N	32051 37TH PL S
015	321165	0130	12/29/04	\$274,950	2090	0	8	2004	3	4716	N	N	32057 37TH PL S
015	321165	0140	2/8/05	\$274,950	2090	0	8	2005	3	4718	N	N	32063 37TH PL S
015	321165	0150	12/8/04	\$299,950	2420	0	8	2004	3	4720	N	N	32103 37TH PL S
015	321165	0160	1/19/05	\$274,950	2090	0	8	2005	3	4722	N	N	32109 37TH PL S
015	321165	0170	12/3/04	\$279,950	2090	0	8	2004	3	4723	N	N	32115 37TH PL S
015	321165	0180	12/21/04	\$274,950	2090	0	8	2004	3	4725	N	N	32121 37TH PL S
015	321165	0190	11/29/04	\$274,950	2090	0	8	2004	3	4727	N	N	32127 37TH PL S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	321165	0200	10/19/04	\$299,950	2420	0	8	2004	3	4729	N	N	32133 37TH PL S
015	321165	0210	11/30/04	\$274,950	2090	0	8	2004	3	4731	N	N	32139 37TH PL S
015	325800	0020	5/3/06	\$235,000	1820	0	7	1967	4	14794	N	N	3488 S 336TH ST
015	325800	0040	5/3/04	\$228,000	1200	500	7	1960	4	16912	N	N	33442 35TH AVE S
015	332104	9058	3/20/06	\$262,000	1400	0	7	1973	3	21315	N	N	37410 28TH AVE S
015	332104	9079	5/25/05	\$274,400	1940	0	8	2005	3	5540	N	N	2796 S 374TH PL
015	332104	9105	11/1/04	\$334,950	2470	0	7	2000	3	9529	N	N	2911 S 368TH ST
015	332104	9109	8/3/05	\$310,000	2320	0	8	2005	3	5538	N	N	2804 S 374TH PL
015	332104	9110	8/9/05	\$313,000	2320	0	8	2005	3	5541	N	N	2792 S 374TH PL
015	332104	9111	7/29/05	\$299,950	2320	0	8	2005	3	5800	N	N	2790 S 374TH PL
015	342104	9069	4/12/05	\$207,000	1470	0	6	1991	3	22877	N	N	3221 S 374TH ST
015	375060	7085	6/17/05	\$251,000	1190	340	7	1979	3	12650	N	N	37412 34TH AVE S
015	375060	7164	5/11/05	\$334,950	1290	580	7	1977	4	14400	N	N	37210 35TH AVE S
015	375060	7267	3/2/04	\$275,048	2040	0	7	2004	3	14400	N	N	37208 34TH AVE S
015	375060	7275	3/8/04	\$249,950	2040	0	7	2004	3	9600	N	N	37216 34TH AVE S
015	375060	7296	5/23/05	\$211,100	880	0	6	1981	3	9600	N	N	37316 34TH AVE S
015	375060	7304	6/8/05	\$275,000	1410	400	8	1979	4	11520	N	N	37335 35TH AVE S
015	375060	7692	11/1/06	\$465,000	2840	0	8	1977	4	26700	N	N	37112 32ND AVE S
015	375060	7872	11/1/06	\$313,232	1970	0	7	1974	3	14602	N	N	3525 S 368TH PL
015	375060	7884	4/21/04	\$247,950	1810	0	8	1974	4	9600	N	N	3516 S 369TH PL
015	375060	7905	9/23/05	\$292,500	2020	0	7	1993	3	22080	N	N	3402 S 369TH PL
015	375060	7938	4/28/06	\$299,000	1620	0	8	1976	4	9627	N	N	3227 S 368TH PL
015	375160	1817	4/13/05	\$305,500	1930	0	7	1999	3	17161	N	N	35226 42ND AVE S
015	375160	1849	5/25/04	\$279,950	1850	0	8	1996	3	19642	N	N	4411 S 352ND ST
015	375160	1887	7/22/04	\$315,000	2120	0	8	1993	3	27149	N	N	4507 S 352ND ST
015	375160	2730	5/16/06	\$175,000	1230	0	5	1911	5	14400	N	N	35441 MILITARY RD S
015	375160	2796	8/3/06	\$249,996	1370	530	7	1977	3	37368	N	N	35432 44TH AVE S
015	375160	2875	10/19/05	\$278,000	1060	580	7	2001	3	17335	N	N	35621 42ND PLS
015	375160	2875	6/16/06	\$299,950	1060	580	7	2001	3	17335	N	N	35621 42ND PL S
015	375160	2876	2/2/04	\$249,950	2120	0	7	2004	3	15336	N	N	4321 S 356TH ST
015	375160	4055	2/22/06	\$376,000	1220	520	7	1957	4	60984	N	N	35815 MILITARY RD S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	375160	4126	3/31/06	\$345,000	1470	0	6	1977	3	122403	N	N	4318 S 360TH ST
015	386144	0040	7/8/04	\$217,950	1490	0	7	1988	3	8399	N	N	35726 23RD PL S
015	386144	0040	2/14/06	\$307,500	1490	0	7	1988	3	8399	N	N	35726 23RD PL S
015	386144	0100	8/24/05	\$259,500	1500	0	7	1988	3	8399	N	N	35822 23RD PL S
015	386144	0100	11/2/06	\$305,000	1500	0	7	1988	3	8399	N	N	35822 23RD PL S
015	386144	0110	11/17/05	\$306,750	1830	0	7	1988	3	8399	N	N	35828 23RD PL S
015	386144	0170	1/26/04	\$219,950	1500	0	7	1988	3	10109	N	N	35926 23RD PL S
015	386144	0190	5/27/04	\$230,000	1630	0	7	1988	3	8790	N	N	35929 23RD PL S
015	386144	0350	9/16/04	\$260,000	1930	0	7	1988	3	8427	N	N	35717 23RD PL S
015	386144	0390	4/30/04	\$225,000	1800	0	7	1988	3	9834	N	N	2312 S 357TH ST
015	386144	0400	7/25/05	\$247,500	1280	0	7	1988	3	7225	N	N	2316 S 357TH ST
015	386144	0410	4/12/04	\$225,000	1160	650	7	1988	3	7560	N	N	2322 S 357TH ST
015	386145	0040	2/17/05	\$245,000	1370	0	7	1988	3	9199	N	N	35412 27TH AVE S
015	386145	0090	7/5/06	\$272,950	1490	0	7	1987	3	6847	N	N	35413 27TH AVE S
015	386145	0100	4/19/06	\$299,950	1300	530	7	1988	3	7263	N	N	35419 27TH AVE S
015	386145	0160	6/7/05	\$258,000	1520	0	7	1989	3	7503	N	N	2648 S 355TH PL
015	386145	0230	7/26/06	\$337,500	1330	440	7	1987	3	9742	N	N	35406 26TH PL S
015	386145	0250	8/16/05	\$325,000	1310	1310	7	1987	3	10787	N	N	35405 26TH PL S
015	386145	0270	9/29/04	\$255,000	1460	1300	7	1988	3	7095	N	N	35417 26TH PL S
015	386145	0350	3/26/04	\$222,000	1160	770	7	1989	3	7200	N	N	35428 26TH AVE S
015	386145	0360	6/8/05	\$277,500	1840	0	7	1990	3	7095	N	N	35422 26TH AVE S
015	386145	0370	3/17/05	\$250,000	1660	0	7	1990	3	7200	N	N	35416 26TH AVE S
015	386145	0380	9/19/05	\$262,200	1770	0	7	1989	3	9574	N	N	35410 26TH AVE S
015	386145	0440	4/4/05	\$246,000	1260	0	7	1989	4	6600	N	N	2615 S 355TH PL
015	386145	0490	12/21/04	\$259,950	2200	0	7	1987	3	7262	N	N	2645 S 355TH PL
015	386150	0020	1/16/04	\$232,000	1800	0	7	1987	3	7952	N	N	35900 25TH PL S
015	386150	0120	3/22/06	\$312,450	1800	0	8	1988	3	7863	N	N	35714 25TH PL S
015	386150	0130	2/18/05	\$265,000	1660	0	7	1987	3	7437	N	N	2509 S 357TH ST
015	386150	0140	9/21/06	\$340,000	1710	0	7	1987	3	7399	N	N	35706 25TH PL S
015	386150	0280	7/24/05	\$292,000	1750	0	7	1987	3	10630	N	N	35805 25TH PL S
015	386150	0330	7/21/05	\$272,000	1370	0	7	1988	4	8137	N	N	2400 S 359TH ST

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	386150	0340	2/25/04	\$223,852	1580	0	7	1988	3	6620	N	N	2401 S 359TH ST
015	386150	0350	8/24/04	\$242,950	1730	0	7	1988	3	6606	N	N	2409 S 359TH ST
015	386150	0360	10/1/04	\$270,000	2040	0	7	1988	4	6606	N	N	2417 S 359TH ST
015	386170	0050	8/8/05	\$333,000	2150	750	8	1973	4	14343	N	N	35157 38TH AVE S
015	390310	0010	11/9/04	\$275,500	2250	0	8	2004	3	4139	N	N	2786 S 374TH PL
015	390310	0020	3/18/05	\$276,400	2210	0	8	2005	3	4098	N	N	2780 S 374TH PL
015	390310	0030	1/5/05	\$272,900	2210	0	8	2004	3	4106	N	N	2774 S 374TH PL
015	390310	0040	12/17/04	\$280,000	2250	0	8	2004	3	4132	N	N	2768 S 374TH PL
015	390310	0050	2/7/05	\$274,500	2280	0	8	2005	3	4132	N	N	2762 S 374TH PL
015	390310	0060	3/4/05	\$272,900	2210	0	8	2005	3	4107	N	N	2756 S 374TH PL
015	390310	0070	1/25/05	\$269,950	2210	0	8	2004	3	4109	N	N	2750 S 374TH PL
015	390310	0080	10/20/04	\$279,500	2310	0	8	2004	3	5123	N	N	2744 S 374TH PL
015	390310	0090	1/25/05	\$284,500	2400	0	8	2004	3	4315	N	N	2738 S 374TH PL
015	390310	0090	9/27/06	\$360,000	2400	0	8	2004	3	4315	N	N	2738 S 374TH PL
015	390310	0100	3/31/05	\$288,400	2250	0	8	2005	3	4064	N	N	2732 S 374TH PL
015	390310	0110	4/20/05	\$279,950	2040	0	8	2005	3	4748	N	N	2726 S 374TH PL
015	390310	0110	1/20/06	\$320,000	2040	0	8	2005	3	4748	N	N	2726 S 374TH PL
015	390310	0120	1/24/05	\$269,900	2040	0	8	2004	3	3264	N	N	2720 S 374TH PL
015	390310	0120	9/7/06	\$347,950	2040	0	8	2004	3	3264	N	N	2720 S 374TH PL
015	403100	0010	1/13/06	\$247,000	1140	0	7	1962	4	10350	N	N	33845 42ND AVE S
015	403100	0250	12/5/06	\$256,680	960	350	7	1962	3	9612	N	N	34025 39TH AVE S
015	403100	0260	3/24/04	\$190,000	1380	350	7	1962	3	9610	N	N	34033 39TH AVE S
015	403100	0390	6/28/05	\$250,000	1080	0	7	1962	4	9734	N	N	4007 S 342ND ST
015	403100	0430	4/25/05	\$215,000	970	0	7	1962	4	11178	N	N	34203 42ND AVE S
015	403100	0460	5/17/04	\$179,950	920	0	7	1962	4	9812	N	N	34021 40TH AVE S
015	403110	0320	7/14/06	\$292,000	1470	0	8	1963	4	9683	N	N	4430 S 350TH ST
015	403110	0410	6/28/05	\$231,900	1180	0	7	1962	4	9754	N	N	4452 S 351ST ST
015	403110	0510	6/29/06	\$282,950	1250	0	8	1963	4	9600	N	N	4449 S 351ST ST
015	403110	0630	8/14/06	\$250,000	1530	0	7	1964	3	9559	N	N	35100 45TH AVE S
015	403110	0670	9/19/06	\$281,000	1180	0	7	1962	4	9559	N	N	35000 45TH AVE S
015	403110	0750	12/1/04	\$183,000	1230	0	7	1962	4	9559	N	N	35031 46TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	403120	0150	2/8/05	\$175,000	1210	0	7	1967	4	10303	N	N	35014 42ND AVE S
015	403120	0160	9/12/06	\$274,950	1230	0	7	1967	3	9280	N	N	4205 S 350TH ST
015	403170	0040	9/1/05	\$324,950	2310	0	8	2001	3	9757	N	N	4005 S 344TH ST
015	403170	0060	3/30/04	\$310,000	2380	960	8	2001	3	9851	N	N	3921 S 344TH ST
015	403170	0080	5/18/04	\$309,500	2380	960	8	2001	3	10444	N	N	3905 S 344TH ST
015	403170	0160	4/22/05	\$470,000	3250	0	9	2005	3	10387	N	N	3816 S 345TH ST
015	403170	0170	11/22/04	\$380,000	2820	0	9	2004	3	9744	N	N	3824 S 345TH ST
015	403170	0180	3/16/05	\$232,500	1400	900	8	1965	3	14133	N	N	3826 S 345TH ST
015	403170	0230	3/3/05	\$400,000	3120	0	9	2001	3	11505	N	N	4008 S 345TH ST
015	403170	0250	3/3/04	\$365,000	3300	0	9	2001	3	9937	N	N	4026 S 345TH ST
015	403170	0280	2/6/04	\$329,000	1260	0	7	1963	3	13000	Y	Y	3821 S 345TH ST
015	403170	0420	4/7/04	\$317,500	1590	0	7	1966	2	17409	Y	Y	4201 S 344TH ST
015	404570	0125	6/24/05	\$439,000	1040	1040	7	1958	4	19960	Y	Y	35037 37TH AVE S
015	404570	0150	3/18/05	\$424,000	2040	1030	8	1992	3	21680	Y	Y	35053 37TH AVE S
015	404570	0162	11/7/06	\$690,000	1920	920	7	1998	3	34020	Y	Y	35201 37TH AVE S
015	404570	0190	3/29/04	\$269,950	1200	1200	7	1962	3	16500	N	N	35227 34TH AVE S
015	404570	0240	8/14/06	\$200,000	1080	0	6	1946	4	4800	N	N	35261 34TH AVE S
015	404570	0391	2/6/04	\$228,000	1320	0	6	1950	4	18900	N	N	3222 S 356TH ST
015	404570	0415	8/26/05	\$226,500	1210	1210	7	1960	2	20000	N	N	35242 34TH AVE S
015	404570	0420	8/18/06	\$206,000	950	0	6	1954	3	20000	N	N	35230 34TH AVE S
015	404570	0503	5/24/05	\$285,000	1810	0	9	1980	3	42034	N	N	3752 S 349TH PL
015	404570	0562	4/18/06	\$419,000	1790	0	8	1979	3	53578	N	N	35313 42ND AVE S
015	404570	0599	10/14/05	\$374,900	1010	480	7	1976	4	35037	N	N	35649 34TH PL S
015	404570	0616	7/14/04	\$230,000	1100	1100	7	1977	3	33500	N	N	35631 39TH AVE S
015	404570	0655	2/2/04	\$218,000	2540	0	7	1933	4	37356	N	N	3700 S 360TH ST
015	404570	0690	3/10/05	\$183,000	900	0	6	1947	4	15000	N	N	35810 32ND AVE S
015	412980	0180	4/18/06	\$256,000	1410	0	7	1959	3	13832	N	N	35778 26TH AVE S
015	415800	0015	10/10/06	\$414,000	1200	350	8	1977	3	14580	N	N	36423 32ND AVE S
015	432230	0130	6/28/05	\$269,950	1690	0	7	1967	4	13500	N	N	35766 27TH AVE S
015	432230	0150	5/24/04	\$219,950	2000	0	7	1962	3	12103	N	N	35774 27TH AVE S
015	432230	0180	11/12/04	\$274,950	1200	900	7	1963	3	12348	N	N	35786 27TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	432230	0280	4/19/06	\$280,000	1060	560	7	1967	4	11880	N	N	2607 S 357TH ST
015	432230	0320	3/26/04	\$218,000	1250	680	7	1966	3	10400	N	N	35736 26TH AVE S
015	432230	0320	5/6/05	\$244,950	1250	680	7	1966	3	10400	N	N	35736 26TH AVE S
015	432230	0330	12/24/04	\$223,600	1540	0	7	1966	4	9600	N	N	35742 26TH AVE S
015	432230	0360	3/31/06	\$239,000	1090	0	7	1961	4	14608	N	N	35764 26TH AVE S
015	432230	0400	3/24/06	\$300,000	1260	600	7	1967	3	10000	N	N	35765 26TH AVE S
015	432230	0460	7/15/04	\$224,000	1690	0	7	1987	3	10375	N	N	35723 26TH AVE S
015	432230	0470	5/23/05	\$240,000	1140	570	7	1969	4	10375	N	N	35713 26TH AVE S
015	506640	0480	3/25/06	\$200,000	1150	0	7	1967	3	14400	N	N	4219 S 342ND ST
015	506640	0520	9/28/04	\$498,950	1860	750	7	1992	3	101494	Y	Y	34243 45TH AVE S
015	512880	0010	4/30/04	\$245,000	1890	0	7	1999	3	7200	N	N	2200 S 361ST ST
015	512880	0090	7/6/04	\$259,900	1450	520	7	1989	3	7201	N	N	2233 S 361ST ST
015	512880	0200	5/12/05	\$245,000	1700	0	7	1993	4	7207	N	N	2212 S 362ND ST
015	512880	0220	3/29/05	\$250,000	1670	0	7	1989	4	7970	N	N	36123 23RD PL S
015	512880	0220	4/4/06	\$279,900	1670	0	7	1989	4	7970	N	N	36123 23RD PL S
015	512880	0240	8/18/04	\$265,000	1280	960	7	1988	4	7200	N	N	36115 23RD PL S
015	512880	0260	7/1/04	\$243,950	1790	0	7	1989	4	7296	N	N	36107 23RD PL S
015	512880	0260	12/23/04	\$247,900	1790	0	7	1989	4	7296	N	N	36107 23RD PL S
015	512880	0270	1/13/06	\$282,000	1900	0	7	1994	3	7200	N	N	36106 23RD PL S
015	512880	0270	11/22/06	\$355,000	1900	0	7	1994	3	7200	N	N	36106 23RD PL S
015	512880	0370	8/12/05	\$440,000	2050	800	7	1989	3	23634	N	N	36017 22ND PL S
015	513100	0130	6/16/06	\$289,950	1570	0	7	1984	3	7884	N	N	36123 24TH PL S
015	513100	0180	8/13/04	\$199,000	1090	0	7	1982	3	8183	N	N	36011 24TH CT S
015	513100	0230	5/26/05	\$239,000	1280	0	7	1985	3	7350	N	N	2512 S 361ST ST
015	513100	0350	5/24/04	\$189,000	940	0	7	1983	3	7024	N	N	36233 26TH AVE S
015	513100	0430	11/30/05	\$205,950	850	0	7	1983	3	8467	N	N	36324 25TH PL S
015	513100	0470	7/26/06	\$264,000	1190	0	7	1982	3	7708	N	N	36315 25TH PL S
015	513100	0480	9/29/04	\$219,000	1260	0	7	1983	3	7201	N	N	2513 S 363RD ST
015	513100	0520	8/8/05	\$270,000	1620	0	7	1985	3	8932	N	N	36322 25TH AVE S
015	513100	0540	4/7/04	\$221,000	1310	420	7	1985	3	7236	N	N	36210 24TH PL S
015	513100	0570	3/5/04	\$215,000	1330	380	7	1986	3	7236	N	N	36132 24TH PL S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	513100	0720	6/12/06	\$280,750	1370	0	7	1985	3	7236	N	N	36222 25TH PL S
015	513100	0740	6/6/06	\$265,000	1470	0	7	1984	3	7236	N	N	36206 25TH PL S
015	513100	0800	12/28/05	\$260,000	1340	0	7	1982	3	7878	N	N	2515 S 361ST ST
015	520500	0040	12/15/04	\$310,000	2610	0	8	1988	3	7251	N	N	36622 31ST AVE S
015	520500	0090	9/14/04	\$304,000	1900	0	8	1989	3	8437	N	N	3118 S 366TH CT
015	520500	0190	1/10/05	\$329,900	2390	0	8	1990	3	8053	N	N	36502 31ST AVE S
015	520500	0220	9/11/06	\$348,000	2070	0	8	1990	3	7733	N	N	3105 S 364TH ST
015	520500	0250	5/23/05	\$339,000	2320	0	8	1990	3	7140	N	N	3017 S 364TH ST
015	520500	0260	9/17/04	\$285,800	2570	0	8	1990	3	7955	N	N	36401 31ST AVE S
015	520500	0380	10/17/06	\$359,999	2320	0	8	1990	3	8634	N	N	36535 31ST AVE S
015	520500	0390	5/17/04	\$274,750	2320	0	8	1990	3	7636	N	N	36539 31ST AVE S
015	520500	0400	9/15/05	\$320,000	2090	0	8	1989	3	7163	N	N	36545 31ST AVE S
015	520500	0400	12/7/06	\$377,500	2090	0	8	1989	3	7163	N	N	36545 31ST AVE S
015	520500	0410	7/23/04	\$327,950	2540	0	8	1989	3	7597	N	N	36551 31ST AVE S
015	520500	0460	6/24/04	\$293,000	2460	0	8	1989	3	9710	N	N	3022 S 367TH CT
015	606460	0100	9/22/04	\$436,482	1270	1270	8	1969	3	62726	Y	Y	4503 S 346TH ST
015	606460	0121	6/8/04	\$304,500	1200	0	5	1932	3	74052	N	Y	34629 46TH AVE S
015	606460	0350	11/3/04	\$445,000	2710	0	8	1995	3	62290	N	N	4654 S 348TH ST
015	614300	0050	4/11/05	\$340,000	1900	700	8	1966	4	16280	N	N	3917 S 326TH PL
015	614360	0020	4/20/05	\$490,000	2110	640	7	1959	4	19600	Y	Y	32817 38TH AVE S
015	614360	0155	3/10/06	\$340,000	1450	0	5	1927	2	24560	Y	Y	33049 38TH AVE S
015	614360	0305	5/26/04	\$489,000	2970	0	7	1988	4	20286	Y	Y	33415 33RD PL S
015	614360	0365	10/26/05	\$515,000	1900	0	7	1965	4	16140	Y	Y	33453 33RD PL S
015	614360	0385	2/6/06	\$400,000	1430	600	7	1966	4	16100	Y	Y	33485 33RD PL S
015	614360	0475	11/17/05	\$255,000	1900	0	6	1945	4	43995	N	N	33406 38TH AVE S
015	614360	0555	6/27/05	\$273,000	1300	0	7	1969	4	21000	N	N	32838 38TH AVE S
015	614360	0617	7/13/06	\$600,000	1620	1140	9	1968	4	101494	N	N	33222 38TH AVE S
015	614400	0030	6/6/05	\$320,000	1650	990	7	1983	3	15400	N	N	3918 S 325TH PL
015	614400	0070	2/7/05	\$195,000	1710	0	7	1963	4	10880	N	N	3911 S 325TH PL
015	618140	0020	4/4/05	\$294,198	2130	0	7	2005	3	6362	N	N	4437 S 332ND PL
015	618140	0030	2/28/05	\$305,712	2580	0	7	2005	3	6000	N	N	4427 S 332ND PL

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	618140	0040	1/1/05	\$325,655	3030	0	7	2004	3	5716	N	N	33214 44TH AVE S
015	618140	0040	12/23/05	\$410,000	3030	0	7	2004	3	5716	N	N	33214 44TH AVE S
015	618140	0050	2/18/05	\$297,050	2580	0	7	2005	3	4650	N	N	33222 44TH AVE S
015	618140	0060	1/18/05	\$344,886	3030	0	7	2004	3	6000	N	N	33230 44TH AVE S
015	618140	0070	2/1/05	\$346,665	3320	0	7	2004	3	6000	N	N	33238 44TH AVE S
015	618140	0080	3/10/05	\$350,735	3600	0	7	2005	3	5000	N	N	33246 44TH AVE S
015	618140	0090	2/25/05	\$357,344	3320	0	7	2005	3	6366	N	N	33254 44TH AVE S
015	618140	0100	4/5/05	\$349,977	3620	0	7	2005	3	5716	N	N	33257 44TH AVE S
015	618140	0110	2/1/05	\$253,172	1830	0	7	2004	3	4500	N	N	33249 44TH AVE S
015	618140	0120	1/31/05	\$373,836	4110	0	7	2004	3	5400	N	N	33241 44TH AVE S
015	618140	0130	2/7/05	\$350,000	3320	0	7	2004	3	5400	N	N	33233 44TH AVE S
015	618140	0140	12/28/04	\$321,612	2370	0	7	2004	3	4500	N	N	33225 44TH AVE S
015	618140	0150	12/17/04	\$384,128	4110	0	7	2004	3	5716	N	N	33217 44TH AVE S
015	618140	0160	6/22/04	\$342,510	3220	0	7	2004	3	5644	N	N	33212 43RD PL S
015	618140	0170	8/10/04	\$283,630	2460	0	7	2004	3	4500	N	N	33220 43RD PL S
015	618140	0180	6/22/04	\$375,160	4070	0	7	2004	3	5400	N	N	33228 43RD PL S
015	618140	0190	8/27/04	\$337,176	3820	0	7	2004	3	5400	N	N	33236 43RD PL S
015	618140	0200	7/1/04	\$244,895	2130	0	7	2004	3	4500	N	N	33244 43RD PL S
015	618140	0210	6/18/04	\$311,510	3030	0	7	2004	3	5716	N	N	33252 43RD PL S
015	618140	0220	5/4/05	\$268,225	2130	0	7	2005	3	5507	N	N	4311 S 333RD ST
015	618140	0230	4/29/05	\$375,244	3600	0	7	2005	3	4851	N	N	4319 S 333RD ST
015	618140	0240	4/12/05	\$320,375	2690	0	7	2005	3	4839	N	N	4327 S 333RD ST
015	618140	0250	4/27/05	\$299,085	2460	0	7	2005	3	4836	N	N	4335 S 333RD ST
015	618140	0260	4/13/05	\$317,435	2230	0	7	2005	3	4832	N	N	4343 S 333RD ST
015	618140	0270	3/17/05	\$250,804	1680	0	7	2005	3	4829	N	N	4401 S 333RD ST
015	618140	0280	3/31/05	\$300,474	2460	0	7	2005	3	4826	N	N	4409 S 333RD ST
015	618140	0290	3/10/05	\$251,385	1680	0	7	2005	3	4822	N	N	4417 S 333RD ST
015	618140	0350	12/29/06	\$405,000	2460	0	7	2004	3	5688	N	N	33232 45TH WAY S
015	618140	0390	3/3/05	\$332,059	2460	0	7	2004	3	10417	N	N	4448 S 332ND PL
015	618140	0400	3/8/05	\$254,925	1680	0	7	2004	3	6038	N	N	4440 S 332ND PL
015	618140	0410	3/18/05	\$303,272	1680	0	7	2005	3	5275	N	N	4432 S 332ND PL

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	618140	0420	2/18/05	\$339,479	2460	0	7	2004	3	4498	N	N	4424 S 332ND PL
015	618140	0430	3/22/05	\$274,545	2130	0	7	2005	3	4497	N	N	4416 S 332ND PL
015	618140	0440	1/27/05	\$332,003	2730	0	7	2004	3	5397	N	N	4408 S 332ND PL
015	618140	0450	2/4/05	\$352,297	3320	0	7	2004	3	5396	N	N	4400 S 332ND PL
015	618140	0460	7/22/04	\$379,720	3710	0	7	2004	3	5396	N	N	4334 S 332ND PL
015	618140	0470	9/1/04	\$242,410	2130	0	7	2004	3	4496	N	N	4326 S 332ND PL
015	618140	0470	11/16/06	\$349,500	2130	0	7	2004	3	4496	N	N	4326 S 332ND PL
015	618140	0480	7/9/04	\$249,500	2130	0	7	2004	3	5859	N	N	4318 S 332ND PL
015	618140	0480	8/8/06	\$370,000	2130	0	7	2004	3	5859	N	N	4318 S 332ND PL
015	618140	0490	8/10/04	\$326,064	3220	0	7	2004	3	8324	N	N	4310 S 332ND PL
015	618140	0490	10/9/06	\$445,000	3220	0	7	2004	3	8324	N	N	4310 S 332ND PL
015	618140	0500	10/19/04	\$392,783	4110	0	7	2004	3	10119	N	N	33207 43RD PL S
015	618140	0510	8/4/04	\$373,640	3820	0	7	2004	3	6874	N	N	33215 43RD PL S
015	618140	0520	8/16/04	\$269,522	2300	0	7	2004	3	5000	N	N	33221 43RD PL S
015	618140	0530	7/28/04	\$317,080	2490	0	7	2004	3	5000	N	N	33229 43RD PL S
015	618140	0540	8/3/04	\$316,660	2690	0	7	2004	3	5000	N	N	33237 43RD PL S
015	618140	0550	9/10/04	\$286,685	2460	0	7	2004	3	5000	N	N	33245 43RD PL S
015	618140	0560	9/22/04	\$286,465	2230	0	7	2004	3	6921	N	N	33253 43RD PL S
015	618140	0570	9/14/04	\$262,864	1948	0	7	2004	3	5578	N	N	4214 S 333RD ST
015	618140	0580	7/21/04	\$356,730	3820	0	7	2004	3	6020	N	N	4206 S 333RD ST
015	618140	0590	9/24/04	\$274,025	2820	0	7	2004	3	6200	N	N	33242 42ND AVE S
015	618140	0600	8/17/04	\$321,911	3600	0	7	2004	3	5412	N	N	33234 42ND AVE S
015	618140	0610	10/19/04	\$268,015	2304	0	7	2004	3	4613	N	N	33226 42ND AVE S
015	618140	0620	10/12/04	\$348,973	3316	0	7	2004	3	5442	N	N	33218 42ND AVE S
015	618140	0630	9/9/04	\$230,416	1580	0	7	2004	3	4518	N	N	33210 42ND AVE S
015	618140	0640	10/13/04	\$333,944	3043	0	7	2004	3	5580	N	N	33202 42ND AVE S
015	618140	0650	9/7/04	\$327,916	3240	0	7	2004	3	5760	N	N	4154 S 332ND PL
015	618140	0660	10/6/04	\$275,075	2468	0	7	2004	3	4615	N	N	4146 S 332ND PL
015	618140	0670	10/5/04	\$258,052	1948	0	7	2004	3	4628	N	N	4138 S 332ND PL
015	618140	0680	11/24/04	\$275,630	2230	0	7	2004	3	4641	N	N	4130 S 332ND PL
015	618140	0690	12/2/04	\$293,371	2468	0	7	2004	3	4596	N	N	4122 S 332ND PL

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	618140	0700	3/23/05	\$362,975	3316	0	7	2004	3	5843	N	N	4114 S 332ND PL
015	618140	0710	12/20/04	\$364,270	3820	0	7	2004	3	5747	N	N	4115 S 332ND PL
015	618140	0720	11/12/04	\$245,965	1680	0	7	2004	3	4532	N	N	4123 S 332ND PL
015	618140	0730	11/4/04	\$311,590	2730	0	7	2004	3	5865	N	N	4131 S 332ND PL
015	618140	0730	9/1/06	\$415,000	2730	0	7	2004	3	5865	N	N	4131 S 332ND PL
015	618140	0740	12/7/04	\$286,377	2230	0	7	2004	3	5865	N	N	4139 S 332ND PL
015	618140	0740	5/19/05	\$323,000	2230	0	7	2004	3	5865	N	N	4139 S 332ND PL
015	618140	0750	9/28/04	\$257,843	1830	0	7	2004	3	4583	N	N	4147 S 332ND PL
015	618140	0760	9/7/04	\$268,420	2300	0	7	2004	3	5717	N	N	4155 S 332ND PL
015	618140	0770	1/10/05	\$293,797	2726	0	7	2004	3	6618	N	N	33239 42ND AVE S
015	618140	0780	3/7/05	\$343,693	3035	0	7	2004	3	6428	N	N	33247 42ND AVE S
015	618140	0780	8/3/05	\$399,900	3035	0	7	2004	3	6428	N	N	33247 42ND AVE S
015	618140	0790	2/2/05	\$379,620	4104	0	7	2004	3	6121	N	N	33309 42ND AVE S
015	618140	0800	1/7/05	\$294,090	2468	0	7	2004	3	5953	N	N	33317 42ND AVE S
015	618140	0810	12/20/04	\$398,073	4104	0	7	2004	3	5400	N	N	33325 42ND AVE S
015	618140	0820	12/1/04	\$331,754	3218	0	7	2004	3	5569	N	N	33333 42ND AVE S
015	618140	0830	1/12/05	\$300,391	2460	0	7	2004	3	7260	N	N	4120 S 333RD PL
015	618140	0840	2/9/05	\$287,950	2460	0	7	2004	3	6955	N	N	4112 S 333RD PL
015	618140	0850	12/9/04	\$363,946	3220	0	7	2004	3	5913	N	N	33318 41ST PL S
015	618140	0860	10/4/04	\$290,325	2468	0	7	2004	3	6951	N	N	33302 41ST PL S
015	618140	0870	12/6/04	\$244,273	1580	0	7	2004	3	5782	N	N	33232 41ST PL S
015	618140	0880	10/30/04	\$369,705	4104	0	7	2004	3	6252	N	N	33203 41ST PL S
015	618140	0890	11/4/04	\$327,805	3596	0	7	2004	3	4996	N	N	33211 41ST PL S
015	618140	0900	1/3/05	\$313,980	2688	0	7	2004	3	4996	N	N	33219 41ST PL S
015	618140	0910	11/17/04	\$262,295	2127	0	7	2004	3	5996	N	N	33227 41ST PL S
015	618140	0920	11/17/04	\$273,132	1830	0	7	2004	3	4997	N	N	33235 41ST PL S
015	618140	0930	1/17/05	\$338,008	2730	0	7	2004	3	4997	N	N	33243 41ST PL S
015	618140	0940	1/10/05	\$291,140	2300	0	7	2004	3	4997	N	N	33307 41ST PL S
015	618140	0950	11/30/04	\$297,188	2304	0	7	2004	3	4998	N	N	33315 41ST PL S
015	618140	0960	1/1/05	\$339,290	3218	0	7	2004	3	6363	N	N	33323 41ST PL S
015	618140	0970	12/13/04	\$364,320	3820	0	7	2004	3	14739	N	N	33310 41ST PL S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	618141	0010	3/1/06	\$347,850	2488	0	7	2005	3	4846	N	N	32808 41ST WAY S
015	618141	0020	3/28/06	\$340,725	2488	0	7	2005	3	4883	N	N	32816 41ST WAY S
015	618141	0020	4/27/06	\$399,000	2488	0	7	2005	3	4883	N	N	32816 41ST WAY S
015	618141	0030	3/17/06	\$393,445	3596	0	7	2005	3	5195	N	N	32824 41ST WAY S
015	618141	0040	3/14/06	\$373,445	3596	0	7	2005	3	5900	N	N	32832 41ST WAY S
015	618141	0050	3/1/06	\$376,390	3256	0	7	2005	3	8627	N	N	32840 41ST AVE S
015	618141	0070	6/8/05	\$259,610	1580	0	7	2005	3	4716	N	N	33002 41ST WAY S
015	618141	0080	6/7/05	\$307,610	2480	0	7	2005	3	5775	N	N	33010 41ST WAY S
015	618141	0090	10/13/05	\$285,990	1680	0	7	2005	3	6251	N	N	33014 41ST WAY S
015	618141	0100	6/14/05	\$276,900	2230	0	7	2005	3	5175	N	N	33012 41ST PL S
015	618141	0110	6/8/05	\$340,545	3220	0	7	2005	3	6265	N	N	33008 41ST PL S
015	618141	0120	6/10/05	\$291,140	2480	0	7	2005	3	5096	N	N	33013 41ST WAY S
015	618141	0130	7/22/05	\$285,670	2340	0	7	2005	3	4708	N	N	33017 41ST WAY S
015	618141	0140	7/1/05	\$319,945	2340	0	7	2005	3	4360	N	N	33021 41ST WAY S
015	618141	0140	11/7/06	\$384,500	2340	0	7	2005	3	4360	N	N	33021 41ST WAY S
015	618141	0150	6/24/05	\$286,210	2340	0	7	2005	3	5543	N	N	33029 41ST WAY S
015	618141	0160	5/28/05	\$370,860	3580	0	7	2005	3	5208	N	N	4149 S 330TH PL
015	618141	0170	6/21/05	\$338,470	3640	0	7	2005	3	4944	N	N	33058 41ST LN S
015	618141	0180	5/17/05	\$340,130	2950	0	7	2005	3	4944	N	N	33108 41ST LN S
015	618141	0190	8/24/05	\$362,347	3596	0	7	2005	3	4944	N	N	33116 41ST LN S
015	618141	0190	8/18/06	\$424,500	3596	0	7	2005	3	4944	N	N	33116 41ST LN S
015	618141	0200	10/5/05	\$371,960	3596	0	7	2005	3	4967	N	N	33124 41ST LN S
015	618141	0200	2/2/06	\$447,000	3596	0	7	2005	3	4967	N	N	33124 41ST LN S
015	618141	0210	10/14/05	\$369,700	3596	0	7	2005	3	5013	N	N	33132 41ST LN S
015	618141	0220	11/11/05	\$330,267	2688	0	7	2005	3	7486	N	N	4145 S 331ST PL
015	618141	0230	11/3/05	\$286,285	1948	0	7	2005	3	5181	N	N	4137 S 331ST PL
015	618141	0240	11/14/05	\$322,490	2688	0	7	2005	3	4474	N	N	4129 S 331ST PL
015	618141	0250	4/7/06	\$325,100	2488	0	7	2006	3	4449	N	N	4121 S 331ST PL
015	618141	0280	3/30/06	\$324,400	2488	0	7	2005	3	5016	N	N	4037 S 331ST PL
015	618141	0280	8/29/06	\$393,000	2488	0	7	2005	3	5016	N	N	4037 S 331ST PL
015	618141	0290	12/6/05	\$338,460	2488	0	7	2005	3	4449	N	N	4033 S 331ST PL

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	618141	0300	12/13/05	\$327,700	2488	0	7	2005	3	4465	N	N	4025 S 331ST PL
015	618141	0310	3/24/06	\$353,350	3218	0	7	2005	3	4807	N	N	4017 S 331ST PL
015	618141	0320	12/14/05	\$334,675	2304	0	7	2005	3	4070	N	N	4009 S 331ST PL
015	618141	0330	11/22/05	\$408,830	3541	0	7	2005	3	6001	N	N	4001 S 331ST PL
015	618141	0340	1/11/06	\$361,235	2294	0	7	2005	3	4365	N	N	33131 40TH AVE S
015	618141	0350	1/20/06	\$317,025	2194	0	7	2005	3	4982	N	N	33123 40TH AVE S
015	618141	0360	2/10/06	\$373,175	3697	0	7	2005	3	5110	N	N	33115 40TH AVE S
015	618141	0370	2/3/06	\$360,215	3016	0	7	2005	3	5493	N	N	33107 40TH AVE S
015	618141	0380	3/8/06	\$366,035	2452	0	7	2006	3	5621	N	N	32933 40TH AVE S
015	618141	0390	2/17/06	\$341,835	2452	0	7	2006	3	4650	N	N	32925 40TH AVE S
015	618141	0400	1/23/06	\$378,900	2883	0	7	2006	3	4654	N	N	32917 40TH AVE S
015	618141	0410	2/1/06	\$364,660	3182	0	7	2006	3	4653	N	N	32909 40TH AVE S
015	618141	0420	1/25/06	\$324,205	2294	0	7	2006	3	5056	N	N	32901 40TH AVE S
015	618141	0430	5/12/06	\$339,625	1841	0	7	2006	3	3870	N	N	4002 S 329TH ST
015	618141	0440	3/23/06	\$377,255	3557	0	7	2006	3	5139	N	N	4010 S 329TH ST
015	618141	0450	2/15/06	\$396,645	3557	0	7	2006	3	5255	N	N	4018 S 329TH ST
015	618141	0460	2/17/06	\$354,715	2652	0	7	2006	3	4900	N	N	4026 S 329TH ST
015	618141	0470	2/22/06	\$398,690	3557	0	7	2006	3	4890	N	N	4034 S 329TH ST
015	618141	0480	3/3/06	\$325,638	2129	0	7	2005	3	5396	N	N	32851 41ST WAY S
015	618141	0490	2/16/06	\$320,620	2446	0	7	2005	3	4698	N	N	32847 41ST WAY S
015	618141	0500	4/19/06	\$398,555	3700	0	7	2005	3	5817	N	N	32839 41ST WAY S
015	618141	0510	3/22/06	\$373,040	3176	0	7	2005	3	4981	N	N	32831 41ST WAY S
015	618141	0520	3/15/06	\$362,545	2632	0	7	2005	3	4684	N	N	32823 41ST WAY S
015	618141	0530	4/17/06	\$362,845	2843	0	7	2005	3	4809	N	N	32815 41ST WAY S
015	618141	0540	3/10/06	\$387,610	2652	0	7	2005	3	4849	N	N	32807 41ST WAY S
015	618141	0550	12/29/05	\$293,460	2088	0	7	2005	3	4338	N	N	32903 40TH AVE S
015	618141	0560	2/23/06	\$341,225	2652	0	7	2006	3	4475	N	N	32912 40TH AVE S
015	618141	0570	1/9/06	\$316,695	2652	0	7	2006	3	4450	N	N	32920 40TH AVE S
015	618141	0580	12/6/05	\$358,805	2843	0	7	2005	3	4450	N	N	32928 40TH AVE S
015	618141	0590	12/12/05	\$294,425	1911	0	7	2005	3	4321	N	N	32936 40TH AVE S
015	618141	0600	10/28/05	\$284,555	1744	0	7	2005	3	4191	N	N	33014 40TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	618141	0610	12/2/05	\$371,380	2652	0	7	2005	3	4037	N	N	33022 40TH AVE S
015	618141	0620	10/5/05	\$342,813	3176	0	7	2005	3	4612	N	N	33030 40TH AVE S
015	618141	0630	11/15/05	\$293,075	2001	0	7	2005	3	3975	N	N	33038 40TH AVE S
015	618141	0640	10/13/05	\$330,000	2652	0	7	2005	3	3975	N	N	33046 40TH AVE S
015	618141	0650	11/23/05	\$288,955	2001	0	7	2005	3	3975	N	N	33054 40TH AVE S
015	618141	0660	12/1/05	\$334,570	2646	0	7	2005	3	4147	N	N	33110 40TH AVE S
015	618141	0670	10/24/05	\$344,215	2663	0	7	2005	3	4310	N	N	33118 40TH AVE S
015	618141	0680	11/14/05	\$364,039	2646	0	7	2005	3	4609	N	N	33126 40TH AVE S
015	618141	0690	9/14/05	\$374,860	2538	0	7	2005	3	5196	N	N	33119 41ST PL S
015	618141	0700	8/26/05	\$359,200	3176	0	7	2005	3	4353	N	N	33113 41ST PL S
015	618141	0710	7/27/05	\$322,830	2688	0	7	2005	3	4068	N	N	33105 41ST PL S
015	618141	0720	7/1/05	\$317,440	2442	0	7	2005	3	4068	N	N	33075 41ST PL S
015	618141	0730	7/6/05	\$331,670	2887	0	7	2005	3	4082	N	N	33067 41ST PL S
015	618141	0740	10/13/05	\$301,946	2194	0	7	2005	3	4226	N	N	33059 41ST PL S
015	618141	0750	8/19/05	\$302,020	2652	0	7	2005	3	3909	N	N	33051 41ST PL S
015	618141	0760	9/27/05	\$285,708	1948	0	7	2005	3	4294	N	N	33043 41ST PL S
015	618141	0770	9/1/05	\$321,550	2652	0	7	2005	3	5562	N	N	33035 41ST PL S
015	618141	0780	12/22/05	\$330,190	2538	0	7	2005	3	3696	N	N	33027 41ST PL S
015	618141	0790	12/22/05	\$301,880	2370	0	7	2005	3	3606	N	N	33019 41ST PL S
015	618141	0800	1/11/06	\$328,010	2652	0	7	2006	3	5216	N	N	33011 41ST PL S
015	618141	0810	10/31/05	\$313,200	2426	0	7	2005	3	5178	N	N	33009 41ST PL S
015	618141	0820	9/27/05	\$285,980	1948	0	7	2005	3	5063	N	N	32913 41ST WAY S
015	618141	0830	9/20/05	\$329,500	2538	0	7	2005	3	4727	N	N	32907 41ST WAY S
015	618141	0840	8/1/05	\$296,780	2194	0	7	2005	3	3376	N	N	33052 41ST PL S
015	618141	0850	9/6/05	\$386,780	3557	0	7	2005	3	4626	N	N	33060 41ST PL S
015	618141	0860	7/18/05	\$374,885	3557	0	7	2005	3	4798	N	N	33068 41ST PL S
015	618141	0870	7/27/05	\$361,303	3557	0	7	2005	3	4807	N	N	33076 41ST PL S
015	618141	0880	8/1/05	\$323,380	2194	0	7	2005	3	4807	N	N	33106 41ST PL S
015	618141	0890	9/8/05	\$374,320	3557	0	7	2005	3	4807	N	N	33114 41ST PL S
015	618141	0900	4/3/06	\$412,149	3560	0	7	2006	3	5152	N	N	33118 41ST PL S
015	618141	0910	12/15/05	\$391,360	3541	0	7	2005	3	4992	N	N	33121 41ST LNS

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	618141	0920	9/1/05	\$304,785	2194	0	7	2005	3	4750	N	N	33117 41ST LN S
015	618141	0930	5/5/05	\$382,920	3599	0	7	2005	3	4750	N	N	33109 41ST LN S
015	618141	0940	4/25/05	\$354,830	3599	0	7	2005	3	4750	N	N	33055 41ST LN S
015	618141	0950	5/5/05	\$283,150	1794	0	7	2005	3	4769	N	N	33047 41ST LN S
015	618141	0960	4/26/05	\$323,905	2914	0	7	2005	3	5519	N	N	33039 41ST LN S
015	618143	0040	8/24/06	\$537,655	4010	0	7	2006	3	6398	N	N	33425 38TH AVE S
015	618143	0080	8/18/06	\$435,756	3253	0	7	2006	3	5856	N	N	33511 38TH AVE S
015	618143	0100	7/19/06	\$356,585	2440	0	7	2006	3	4875	N	N	33521 38TH AVE S
015	618143	0110	7/17/06	\$407,930	3253	0	7	2006	3	6175	N	N	33525 38TH AVE S
015	618143	0120	7/5/06	\$388,390	2446	0	7	2006	3	5210	N	N	33603 38TH AVE S
015	618143	0130	7/24/06	\$442,215	3617	0	7	2006	3	5200	N	N	33607 38TH AVE S
015	618143	0140	7/28/06	\$447,235	3256	0	7	2006	3	6171	N	N	33611 38TH AVE S
015	618143	0150	8/1/06	\$431,150	3253	0	7	2006	3	8016	N	N	33615 38TH AVE S
015	618143	0170	7/19/06	\$366,680	2446	0	7	2006	3	5184	N	N	33627 38TH AVE S
015	618143	0180	8/2/06	\$378,365	2446	0	7	2006	3	5169	N	N	3803 S 337TH ST
015	618143	0190	8/10/06	\$417,010	3617	0	7	2006	3	5000	N	N	3807 S 337TH ST
015	618143	0200	7/7/06	\$427,495	3504	0	7	2006	3	7500	N	N	3809 S 337TH ST
015	618143	0210	8/3/06	\$425,040	3597	0	7	2006	3	5000	N	N	3817 S 337TH ST
015	618143	0220	7/7/06	\$440,393	3253	0	7	2006	3	6000	N	N	3905 S 337TH ST
015	618143	0230	6/19/06	\$320,580	1785	0	7	2006	3	5000	N	N	3909 S 337TH ST
015	618143	0240	6/15/06	\$348,595	2341	0	7	2006	3	5000	N	N	3913 S 337TH ST
015	618143	0250	5/30/06	\$384,445	3253	0	7	2006	3	6000	N	N	3917 S 337TH ST
015	618143	0260	6/1/06	\$318,610	1680	0	7	2006	3	5500	N	N	3921 S 337TH ST
015	618143	0270	5/9/06	\$421,830	3176	0	7	2006	3	5307	N	N	3927 S 337TH ST
015	618143	0280	6/13/06	\$404,540	3597	0	7	2006	3	4972	N	N	33705 42ND CT S
015	618143	0290	7/19/06	\$448,835	3617	0	7	2006	3	5000	N	N	33707 42ND CT S
015	618143	0300	8/1/06	\$418,025	3597	0	7	2006	3	6800	N	N	33709 42ND CT S
015	618143	0320	7/11/06	\$365,930	2541	0	7	2006	3	7168	N	N	33708 42ND CT S
015	618143	0330	5/25/06	\$481,915	4016	0	7	2006	3	9498	N	N	33704 42ND CT S
015	618143	0340	5/1/06	\$395,165	3193	0	7	2006	3	7188	N	N	33702 42ND CT S
015	618143	0350	5/8/06	\$338,350	1680	0	7	2006	3	8209	N	N	33516 42ND AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	618143	0360	6/27/06	\$420,405	3597	0	7	2006	3	7388	N	N	33512 42ND AVE S
015	618143	0370	6/1/06	\$372,665	3193	0	7	2006	3	7709	N	N	33508 42ND AVE S
015	618143	0370	8/3/06	\$439,950	3193	0	7	2006	3	7709	N	N	33508 42ND AVE S
015	618143	0380	5/1/06	\$410,165	3597	0	7	2006	3	5531	N	N	33504 42ND AVE S
015	618143	0390	5/12/06	\$365,905	2883	0	7	2006	3	5138	N	N	33500 42ND AVE S
015	618143	0400	4/26/06	\$423,340	3253	0	7	2006	3	5987	N	N	33422 42ND AVE S
015	618143	0410	5/19/06	\$406,955	3253	0	7	2006	3	5865	N	N	33418 42ND AVE S
015	618143	0420	4/28/06	\$387,360	2446	0	7	2006	3	5196	N	N	33501 42ND AVE S
015	618143	0430	5/15/06	\$390,800	2446	0	7	2006	3	5208	N	N	33503 42ND AVE S
015	618143	0440	5/26/06	\$395,525	3597	0	7	2006	3	5041	N	N	33507 42ND AVE S
015	618143	0450	5/3/06	\$442,135	3637	0	7	2006	3	6698	N	N	33513 42ND AVE S
015	618143	0460	5/4/06	\$407,075	3597	0	7	2006	3	5729	N	N	33517 42ND AVE S
015	618143	0460	6/19/06	\$500,000	3597	0	7	2006	3	5729	N	N	33517 42ND AVE S
015	618143	0470	5/23/06	\$376,275	3167	0	7	2006	3	5727	N	N	33523 42ND AVE S
015	618143	0480	6/6/06	\$335,925	2446	0	7	2006	3	6681	N	N	33529 42ND AVE S
015	618143	0490	5/16/06	\$364,030	2883	0	7	2006	3	5366	N	N	33618 39TH AVE S
015	618143	0500	6/1/06	\$389,750	3253	0	7	2006	3	6000	N	N	33614 39TH AVE S
015	618143	0510	6/19/06	\$352,685	2663	0	7	2006	3	5000	N	N	33610 39TH AVE S
015	618143	0520	6/28/06	\$404,410	3597	0	7	2006	3	5000	N	N	33606 39TH AVE S
015	618143	0530	6/27/06	\$462,340	3637	0	7	2006	3	6687	N	N	33602 39TH AVE S
015	618143	0540	6/8/06	\$439,305	3597	0	7	2006	3	5892	N	N	33522 39TH AVE S
015	618143	0550	6/8/06	\$389,962	2883	0	7	2006	3	5678	N	N	33518 39TH AVE S
015	618143	0560	6/1/06	\$346,970	2341	0	7	2006	3	4999	N	N	33514 39TH AVE S
015	618143	0570	6/13/06	\$394,535	2161	0	7	2006	3	5044	N	N	33510 39TH AVE S
015	618143	0580	7/6/06	\$458,425	3597	0	7	2006	3	6241	N	N	33505 39TH AVE S
015	618143	0590	7/12/06	\$379,845	2446	0	7	2006	3	5000	N	N	33509 39TH AVE S
015	618143	0600	6/1/06	\$340,555	1980	0	7	2006	3	5000	N	N	33513 39TH AVE S
015	618143	0610	6/22/06	\$460,480	3637	0	7	2006	3	6269	N	N	33517 39TH AVE S
015	618143	0620	6/27/06	\$408,750	3325	0	7	2006	3	5421	N	N	33521 39TH AVE S
015	618143	0630	6/27/06	\$421,660	3597	0	7	2006	3	5403	N	N	33525 39TH AVE S
015	618143	0640	7/6/06	\$416,560	3253	0	7	2006	3	6472	N	N	33601 39TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	618143	0650	5/25/06	\$380,640	2883	0	7	2006	3	5286	N	N	33605 39TH AVE S
015	618143	0660	6/6/06	\$344,210	2088	0	7	2006	3	5000	N	N	33609 39TH AVE S
015	618143	0670	8/4/06	\$420,910	3253	0	7	2006	3	6000	N	N	33613 39TH AVE S
015	618143	0680	6/8/06	\$351,980	2446	0	7	2006	3	5000	N	N	33617 39TH AVE S
015	618143	0690	8/7/06	\$445,705	3253	0	7	2006	3	6370	N	N	33621 39TH AVE S
015	618143	0730	8/2/06	\$419,650	2446	0	7	2006	3	5050	N	N	33622 38TH AVE S
015	618143	0740	8/8/06	\$456,100	3564	0	7	2006	3	6523	N	N	33618 38TH AVE S
015	618143	0750	7/28/06	\$434,560	2446	0	7	2006	3	5390	N	N	33610 38TH AVE S
015	618143	0780	7/26/06	\$438,105	3597	0	7	2006	3	5523	N	N	33524 38TH AVE S
015	618143	0790	7/28/06	\$383,000	2374	0	7	2006	3	5159	N	N	33520 38TH AVE S
015	618143	0830	7/3/06	\$430,465	3597	0	7	2006	3	5723	N	N	3816 S 335TH PL
015	618143	0840	7/11/06	\$439,720	3253	0	7	2006	3	5971	N	N	3812 S 335TH PL
015	618143	0860	7/11/06	\$369,895	2883	0	7	2006	3	5000	N	N	804 S 335TH PL
015	726120	0150	7/25/06	\$391,850	1500	0	6	1958	4	20000	N	N	33620 33RD PL S
015	789385	0040	2/17/05	\$284,950	2340	0	7	1999	3	5809	N	N	36320 31ST PL S
015	789385	0070	10/17/04	\$278,000	1840	0	7	1997	3	9566	N	N	36313 31ST PL S
015	789385	0080	3/16/05	\$240,000	1720	0	7	1997	3	6304	N	N	36319 31ST PL S
015	789385	0090	10/18/06	\$340,000	1820	0	7	1997	3	10459	N	N	36323 31ST PL S
015	789385	0130	4/20/05	\$259,950	2080	0	7	1997	3	7153	N	N	36324 30TH AVE S
015	789385	0130	4/10/06	\$350,150	2080	0	7	1997	3	7153	N	N	36324 30TH AVE S
015	789385	0140	12/13/04	\$281,500	2270	0	7	1996	3	6419	N	N	36318 30TH AVE S
015	789385	0190	10/4/06	\$349,950	1850	0	7	1997	3	5383	N	N	3029 S 363RD ST
015	946220	0040	10/20/04	\$190,000	1490	0	7	1954	4	9300	N	N	4314 S 343RD ST
015	946220	0105	2/11/04	\$575,000	5780	0	9	1989	3	60984	Y	Y	34324 43RD AVE S
016	114140	0010	9/1/05	\$303,950	1797	0	8	2005	3	4779	N	N	3409 S 382ND ST
016	114140	0020	12/27/05	\$319,950	1981	0	8	2005	3	4706	N	N	3415 S 382ND ST
016	114140	0030	10/3/05	\$349,950	2500	0	8	2005	3	4706	N	N	3421 S 382ND ST
016	114140	0040	12/8/05	\$319,950	1981	0	8	2005	3	4387	N	N	3427 S 382ND ST
016	114140	0050	12/8/05	\$308,000	1797	0	8	2005	3	4207	N	N	3433 S 382ND ST
016	114140	0060	11/21/05	\$302,450	1816	0	8	2005	3	4207	N	N	3439 S 382ND ST
016	114140	0070	9/21/05	\$313,730	1981	0	8	2005	3	4514	N	N	3445 S 382ND ST

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
016	114140	0080	8/29/05	\$299,950	1797	0	8	2005	3	5675	N	N	38215 34TH PL S
016	114140	0090	9/19/05	\$330,000	1981	0	8	2005	3	4913	N	N	38221 34TH PL S
016	114140	0100	10/14/05	\$294,950	1797	0	8	2005	3	4822	N	N	38227 34TH PL S
016	114140	0110	10/11/05	\$314,950	1981	0	8	2005	3	5919	N	N	38233 34TH PL S
016	114140	0120	11/16/05	\$365,067	2500	0	8	2005	3	7381	N	N	38252 34TH PL S
016	114140	0130	9/8/05	\$309,950	1981	0	8	2005	3	6149	N	N	38226 34TH PL S
016	114140	0130	2/22/06	\$360,000	1981	0	8	2005	3	6149	N	N	38226 34TH PL S
016	114140	0140	12/9/05	\$299,950	1797	0	8	2005	3	4208	N	N	38220 34TH PL S
016	114140	0150	12/16/05	\$364,950	2449	0	8	2005	3	4218	N	N	38214 34TH PL S
016	114140	0160	11/9/05	\$339,950	2416	0	8	2005	3	5399	N	N	38208 34TH PL S
016	114140	0170	11/22/05	\$349,950	2500	0	8	2005	3	5016	N	N	38202 34TH PL S
016	281785	0050	10/19/04	\$265,000	1740	0	7	1998	3	6300	N	N	37625 37TH AVE S
016	281785	0110	4/27/04	\$243,450	1790	0	7	1998	3	9677	N	N	3678 S 378TH ST
016	281785	0140	3/25/04	\$247,000	1730	0	7	1998	3	6402	N	N	3664 S 378TH ST
016	281785	0150	4/12/05	\$259,950	1520	0	7	1998	3	7243	N	N	3660 S 378TH ST
016	281785	0190	6/1/04	\$255,900	1920	0	7	1999	3	6580	N	N	3602 S 378TH ST
016	281785	0210	10/25/05	\$303,000	1700	0	7	1998	3	5893	N	N	3607 S 378TH ST
016	281785	0220	10/25/04	\$264,950	1800	0	7	1998	3	6002	N	N	3611 S 378TH ST
016	281785	0270	2/28/04	\$235,000	1730	0	7	1998	3	9852	N	N	3639 S 378TH ST
016	281785	0300	8/10/05	\$279,500	1480	0	7	1998	3	6953	N	N	3653 S 378TH ST
016	281785	0310	8/17/05	\$295,000	1780	0	7	1998	3	6000	N	N	3659 S 378TH ST
016	281785	0320	8/21/06	\$319,950	2800	0	7	1998	3	6000	N	N	3667 S 378TH ST
016	281785	0330	5/12/04	\$239,000	1740	0	7	1998	3	6000	N	N	3675 S 378TH ST
016	281785	0355	12/7/06	\$339,950	1780	0	7	1999	3	5971	N	N	37803 37TH AVE S
016	335340	4296	8/23/06	\$499,950	1820	580	8	1978	4	40600	N	N	37807 55TH AVE S
016	335340	4318	2/24/06	\$570,000	2690	1230	8	1978	4	38324	Y	N	5528 S 380TH ST
016	352104	9005	12/20/04	\$339,950	2780	0	8	1978	3	23060	N	N	38009 55TH AVE S
016	352104	9006	7/20/05	\$431,000	2280	550	8	1986	3	63162	N	N	38132 51ST AVE S
016	352104	9020	12/6/04	\$389,500	2650	860	8	1994	3	41170	N	N	5300 S 384TH ST
016	352104	9025	1/17/05	\$289,950	1730	0	8	1987	3	28912	Y	N	38208 55TH AVE S
016	352104	9045	2/26/04	\$257,000	1450	310	8	1977	3	38406	N	N	5330 S 382ND ST

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
016	352104	9049	8/2/04	\$292,000	2620	0	7	1987	4	22220	N	N	5231 S 380TH ST
016	352104	9075	10/4/04	\$365,160	2100	0	8	2002	3	30161	N	N	38111 55TH AVE S
016	375060	0660	10/3/05	\$198,500	1220	0	5	1942	3	23689	N	N	36655 45TH AVE S
016	375060	0702	10/12/06	\$250,000	910	0	6	1954	3	18955	N	N	36602 MILITARY RD S
016	375060	1268	5/24/05	\$190,000	1000	0	7	1970	4	13800	N	N	36812 44TH AVE S
016	375060	2103	11/16/05	\$295,000	1310	0	7	1991	3	38400	N	N	37110 42ND AVE S
016	375060	2337	6/29/06	\$369,950	1190	540	8	1977	4	14400	N	N	37026 MILITARY RD S
016	375060	2345	2/27/06	\$229,900	940	0	7	1970	5	7500	N	N	37016 MILITARY RD S
016	375060	2436	10/28/05	\$230,000	1220	460	7	1991	3	21120	N	N	37268 MILITARY RD S
016	375060	2475	5/12/06	\$218,800	960	0	7	1981	3	9600	N	N	37308 38TH AVE S
016	375060	2484	5/23/05	\$199,950	1270	0	5	1920	4	28800	N	N	37255 39TH AVE S
016	375060	2544	10/13/06	\$250,000	1190	0	7	1964	4	14400	N	N	37225 39TH AVE S
016	375060	2568	2/28/06	\$275,000	1210	680	7	1978	3	14000	N	N	3905 S 372ND ST
016	375060	2568	11/13/06	\$348,000	1210	680	7	1978	3	14000	N	N	3905 S 372ND ST
016	375060	2613	6/21/04	\$175,000	1150	0	7	1981	3	9600	N	N	37264 39TH AVE S
016	375060	2658	9/1/04	\$237,000	1810	0	7	1967	3	14400	N	N	37221 40TH AVE S
016	375060	2693	5/28/04	\$168,000	1280	0	7	1966	3	9600	N	N	37213 42ND AVE S
016	375060	2789	3/19/04	\$362,000	1200	1600	7	1959	3	18525	Y	Y	4320 S 376TH ST
016	375060	3088	1/12/05	\$285,000	2210	0	6	1953	4	87555	N	N	5003 S 372ND ST
016	375060	3095	4/26/05	\$300,000	2144	0	7	2005	3	43560	N	N	5020 S 376TH ST
016	375060	3098	10/7/05	\$345,000	1250	660	7	1978	4	36000	N	N	37404 49TH AVE S
016	375060	3105	8/11/05	\$350,000	2770	0	7	1968	4	36000	N	N	37446 49TH AVE S
016	375060	3401	5/25/05	\$250,000	1610	0	7	2000	3	14000	N	N	37514 39TH AVE S
016	375060	3402	5/2/05	\$325,000	1900	0	7	2000	3	17093	N	N	37530 39TH AVE S
016	375060	3539	11/13/06	\$286,570	1310	0	7	1981	3	18800	N	N	37512 37TH AVE S
016	375060	3549	9/14/05	\$207,950	820	0	7	1965	4	12240	N	N	37445 38TH AVE S
016	375060	3606	8/14/06	\$225,000	1500	0	7	1977	3	10454	N	N	37703 38TH AVE S
016	375060	3606	11/9/06	\$272,000	1500	0	7	1977	3	10454	N	N	37703 38TH AVE S
016	375060	3616	6/15/05	\$240,500	1120	310	7	1977	3	9600	N	N	37604 38TH AVE S
016	375060	3720	10/27/04	\$194,500	1200	0	7	1969	4	9600	N	N	37628 39TH AVE S
016	375060	3732	11/7/06	\$296,300	1440	800	8	1968	3	9200	N	N	37636 39TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
016	375060	3835	8/13/04	\$248,950	1530	390	8	1978	4	9600	N	N	37654 40TH AVE S
016	375060	3840	11/6/06	\$348,000	1390	700	8	1978	3	9600	N	N	37655 42ND AVE S
016	375060	3912	2/9/06	\$257,000	1160	400	7	1975	4	14400	N	N	37644 42ND AVE S
016	375060	3945	2/23/06	\$231,000	1640	0	6	1936	4	9600	N	N	37633 43RD AVE S
016	375060	3978	7/11/06	\$237,000	1200	0	7	1957	4	9600	N	N	37620 43RD AVE S
016	375060	4002	4/11/05	\$232,000	1000	750	7	1972	4	9600	N	N	37640 43RD AVE S
016	375060	4240	1/7/04	\$282,500	1730	0	8	1977	3	26040	N	N	4606 S 378TH ST
016	375060	4292	7/5/04	\$192,500	980	0	7	1978	4	9600	N	N	37604 47TH AVE S
016	375060	4365	9/13/06	\$339,950	1880	0	8	1991	3	13600	N	N	4717 S 376TH ST
016	375060	4464	9/20/04	\$182,200	900	0	7	1981	4	9600	N	N	37602 49TH AVE S
016	375060	4484	12/19/06	\$350,000	1250	0	7	1981	4	28800	N	N	37614 49TH AVE S
016	375060	4806	9/11/06	\$285,950	1150	0	7	1959	4	9600	N	N	37805 49TH AVE S
016	375060	5184	9/22/05	\$200,000	1360	0	7	1972	4	14400	N	N	37815 44TH AVE S
016	375060	5212	7/20/06	\$273,000	1310	0	7	1977	3	14400	N	N	37832 42ND AVE S
016	375060	5216	5/12/04	\$158,400	900	0	7	1967	3	11200	N	N	37840 42ND AVE S
016	375060	5332	5/19/04	\$167,000	890	0	5	1958	4	19200	N	N	37833 42ND AVE S
016	375060	5397	7/15/04	\$181,850	960	0	7	1980	4	9600	N	N	37848 39TH AVE S
016	375060	5450	9/23/05	\$275,000	1140	520	7	1968	4	12000	N	N	37806 38TH AVE S
016	375060	5571	8/28/06	\$255,000	1370	0	7	1959	4	9600	N	N	38016 42ND AVE S
016	375060	5598	8/18/06	\$341,500	1940	0	7	1988	3	19200	N	N	38054 42ND AVE S
016	375060	5934	6/26/06	\$297,000	1220	0	7	1974	4	38640	N	N	38026 46TH AVE S
016	375060	6526	9/22/06	\$250,000	1060	390	7	1965	4	21600	N	N	38245 49TH AVE S
016	375060	6594	7/20/06	\$325,000	1920	0	7	1989	3	13600	N	N	38207 48TH AVE S
016	375060	6595	9/19/05	\$200,000	850	0	7	1991	3	20340	N	N	38219 48TH AVE S
016	375060	6817	7/27/04	\$212,000	1060	450	7	1981	4	13200	N	N	38218 44TH AVE S
016	375060	6855	9/12/06	\$219,000	920	0	5	1989	3	10697	N	N	4410 S 384TH ST
016	375060	6909	7/20/04	\$240,000	1380	510	7	1979	4	14400	N	N	38212 43RD AVE S
016	375060	6996	4/18/06	\$315,000	1810	0	7	1969	4	19200	N	N	38216 42ND AVE S
016	375060	7000	11/29/04	\$234,350	1340	0	7	2000	3	14400	N	N	4205 S 382ND ST
016	375060	7070	2/26/04	\$249,000	1680	480	6	1946	4	14400	N	N	4217 S 382ND ST
016	375160	0027	11/16/05	\$216,500	1410	0	7	1978	3	17420	N	N	33715 53RD AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
016	375160	0030	11/17/05	\$195,000	770	0	7	1978	3	17334	N	N	33701 53RD AVE S
016	375160	0043	9/23/05	\$262,000	1080	740	7	1979	3	17160	N	N	33612 53RD AVE S
016	375160	0051	5/27/05	\$229,000	910	570	7	1980	4	17334	N	N	33708 53RD AVE S
016	375160	0075	2/11/04	\$186,950	1150	0	7	1978	4	22409	N	N	5419 S 336TH ST
016	375160	0075	4/21/05	\$228,500	1150	0	7	1978	4	22409	N	N	5419 S 336TH ST
016	375160	0165	3/26/05	\$360,000	1820	1000	8	1981	3	18760	N	N	5105 S 338TH ST
016	375160	0165	10/2/06	\$443,000	1820	1000	8	1981	3	18760	N	N	5105 S 338TH ST
016	375160	0176	11/2/04	\$199,000	1000	0	6	1989	3	18568	N	N	33918 51ST AVE S
016	375160	0229	4/14/06	\$414,950	2289	0	7	2006	3	17334	N	N	34015 53RD AVE S
016	375160	0235	10/24/06	\$280,000	1280	0	6	1942	3	17334	N	N	5141 S 340TH ST
016	375160	0266	10/3/05	\$249,000	1340	0	7	1991	3	13340	N	N	34005 56TH AVE S
016	375160	0841	2/20/04	\$245,000	960	960	7	1980	4	28800	N	N	34602 54TH AVE S
016	375160	0849	6/28/06	\$324,950	1550	860	7	1981	3	19200	N	N	34624 54TH AVE S
016	375160	0991	8/29/05	\$234,000	1390	320	7	1964	4	14400	N	N	5224 S 346TH ST
016	375160	0997	6/13/06	\$230,800	770	0	6	1976	4	9600	N	N	34643 53RD AVE S
016	375160	1025	10/9/06	\$249,900	1040	0	7	1962	3	10024	N	N	34634 MILITARY RD S
016	375160	1039	4/1/04	\$196,000	1100	0	6	1976	4	14000	N	N	34729 52ND AVE S
016	375160	1039	2/14/06	\$266,000	1100	0	6	1976	4	14000	N	N	34729 52ND AVE S
016	375160	1061	2/23/05	\$189,500	910	0	6	1991	3	15656	N	N	5119 S 346TH ST
016	375160	1211	10/8/04	\$201,000	1110	910	7	1964	3	12000	N	N	34842 53RD AVE S
016	375160	1270	6/15/04	\$190,000	1320	0	7	1979	4	9600	N	N	34917 55TH AVE S
016	375160	1270	6/6/05	\$220,000	1320	0	7	1979	4	9600	N	N	34917 55TH AVE S
016	375160	1316	9/16/06	\$355,000	2010	0	8	1994	4	14400	Y	N	34914 55TH AVE S
016	375160	1343	2/1/06	\$305,000	1690	0	7	1994	3	15427	Y	N	34907 56TH AVE S
016	375160	1421	4/30/04	\$360,000	2200	0	9	2002	3	93654	Y	N	34834 57TH AVE S
016	375160	1463	10/4/04	\$309,950	2070	0	8	1997	3	14404	N	N	35022 56TH AVE S
016	375160	1503	7/7/05	\$375,000	2550	0	8	1997	3	24800	Y	N	35051 57TH AVE S
016	375160	1503	4/24/06	\$429,950	2550	0	8	1997	3	24800	Y	N	35051 57TH AVE S
016	375160	1513	5/19/05	\$257,500	1400	0	7	1990	3	14400	N	N	35004 55TH AVE S
016	375160	1535	9/19/06	\$259,500	960	0	7	1977	4	9600	N	N	35120 55TH AVE S
016	375160	1591	3/4/05	\$164,500	1160	0	6	1981	3	9600	N	N	35108 54TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
016	375160	1611	7/28/04	\$216,500	910	670	7	1978	3	9600	N	N	35111 55TH AVE S
016	375160	1623	6/23/05	\$238,000	1260	0	7	2002	3	9600	N	N	35015 55TH AVE S
016	375160	1755	4/4/05	\$209,000	1330	0	7	1961	5	7080	N	N	35008 MILITARY RD S
016	375160	1755	12/11/06	\$267,500	1330	0	7	1961	5	7080	N	N	35008 MILITARY RD S
016	375160	2145	8/3/04	\$253,500	1760	0	7	2000	3	14400	N	N	35231 53RD AVE S
016	375160	2313	9/29/05	\$255,000	1510	0	6	1991	3	19618	N	N	5522 S 354TH ST
016	375160	3135	3/23/04	\$216,900	1460	0	7	2001	3	9600	N	N	35645 52ND AVE S
016	375160	3160	11/16/06	\$389,500	2200	0	8	2002	3	9600	N	N	35626 52ND AVE S
016	375160	3583	6/22/04	\$278,950	1720	0	7	1968	4	28803	N	N	35855 57TH AVE S
016	375160	3721	6/1/04	\$204,000	2000	0	7	1977	3	9200	N	N	35812 52ND AVE S
016	375160	3783	9/1/05	\$269,000	1728	0	6	1973	4	24000	N	N	35816 51ST AVE S
016	375160	3810	9/2/05	\$264,500	1550	0	7	1994	3	9600	N	N	35849 52ND AVE S
016	375160	4434	6/21/06	\$268,000	1160	480	7	1990	3	8800	N	N	36015 52ND AVE S
016	375160	4438	1/3/05	\$220,000	1160	360	7	1990	3	8800	N	N	5115 S 360TH ST
016	375160	4463	8/30/06	\$269,950	1470	0	7	1988	3	19248	N	N	36124 52ND AVE S
016	375160	4663	11/10/04	\$170,000	1150	0	7	2000	3	9600	N	N	36216 55TH AVE S
016	375160	4681	12/30/05	\$215,000	1400	0	7	1978	3	22848	N	N	5528 S 362ND PL
016	375160	4704	5/11/04	\$319,000	2020	0	8	2002	3	19200	N	N	36314 54TH AVE S
016	375160	4763	11/8/04	\$325,000	2110	0	8	1993	3	38976	N	N	36216 53RD AVE S
016	375160	4969	2/23/04	\$375,950	2240	0	9	2002	3	18480	N	N	5004 S 364TH ST
016	375160	5158	1/24/05	\$219,750	1300	0	7	1955	4	11067	N	N	36220 MILITARY RD S
016	375160	5228	12/21/06	\$331,500	1450	0	5	1944	4	42364	N	N	4625 S 364TH ST
016	375160	5470	11/30/04	\$185,000	1090	0	7	1968	4	9000	N	N	36405 52ND AVE S
016	375160	5631	6/6/05	\$238,000	1080	1080	7	1966	4	12000	N	N	36447 55TH AVE S
016	375160	5865	12/11/06	\$276,000	1140	780	6	1967	4	19200	N	N	36621 52ND AVE S
016	375160	6296	4/14/04	\$224,950	1240	0	7	1923	5	23002	N	N	36841 55TH AVE S
016	375160	6320	6/21/04	\$185,000	1400	0	6	1991	3	17282	N	N	37003 55TH AVE S
016	375160	6349	10/21/05	\$230,000	1630	0	6	1946	4	11440	N	N	37055 55TH AVE S
016	375160	6781	9/14/05	\$369,950	1770	0	7	1963	4	39999	Y	N	5605 S 362ND PL
016	375160	6793	5/20/04	\$359,000	2600	0	8	1978	3	32580	Y	N	5521 S 362ND PL
016	541210	0010	2/17/06	\$320,000	2380	0	8	2000	3	7246	N	N	38001 34TH CT S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
016	541210	0040	7/8/04	\$289,900	2270	0	8	2001	3	8282	N	N	38025 34TH CT S
016	541210	0060	2/23/04	\$309,000	2780	0	8	2001	3	7502	N	N	3408 S 381ST CT
016	541210	0160	4/7/05	\$377,000	2590	0	8	2001	3	6800	N	N	38019 35TH WAY S
016	541210	0160	1/13/06	\$430,000	2590	0	8	2001	3	6800	N	N	38019 35TH WAY S
016	541210	0170	11/14/06	\$458,000	2550	0	8	2001	3	6800	N	N	38011 35TH WAY S
016	541210	0180	10/5/05	\$427,000	2590	0	8	2001	3	6800	N	N	38003 35TH WAY S
016	541210	0210	4/21/05	\$355,000	2240	0	8	2001	3	6901	N	N	38020 34TH CT S
016	541210	0230	10/20/04	\$343,000	2240	0	8	2001	3	6867	N	N	38012 34TH CT S
016	541210	0300	6/16/04	\$291,000	2380	0	8	2000	3	8601	N	N	3407 S 379TH CT
016	541210	0330	5/24/06	\$445,000	2910	0	8	2001	3	7365	N	N	3414 S 379TH CT
016	541210	0370	8/23/04	\$316,400	2690	0	8	2002	3	6810	N	N	37833 35TH WAY S
016	541210	0400	12/10/04	\$370,000	3060	0	8	2001	3	8178	N	N	37819 35TH WAY S
016	541210	0470	10/18/04	\$291,800	1880	0	8	2001	3	6503	N	N	37828 35TH WAY S
016	541210	0500	6/13/05	\$390,000	3140	0	8	2001	3	5767	N	N	37900 35TH WAY S
016	541210	0520	12/7/06	\$414,950	2690	0	8	2000	3	6000	N	N	37912 35TH WAY S
016	541210	0670	5/18/05	\$334,950	2330	0	8	2001	3	10257	N	N	38045 36TH PL S
016	541210	0780	7/18/05	\$357,000	2580	0	8	2001	3	6858	N	N	38007 37TH PL S
016	541210	0800	9/21/06	\$449,999	2590	0	8	2001	3	6758	N	N	38023 37TH PL S
016	541210	0890	4/20/06	\$393,000	2400	0	8	2001	3	6680	N	N	38017 38TH AVE S
016	541210	0920	11/16/04	\$292,000	1830	0	8	2001	3	6643	N	N	38041 38TH AVE S
016	541210	0950	1/27/06	\$347,000	1880	0	8	2001	3	6052	N	N	38065 38TH AVE S
016	541210	1000	9/20/05	\$334,000	1850	0	8	2001	3	6563	N	N	38119 38TH AVE S
016	541210	1030	4/27/04	\$285,000	2200	0	8	2000	3	6773	N	N	38143 38TH AVE S
016	541210	1040	6/30/05	\$299,950	1830	0	8	2000	3	7561	N	N	38147 38TH AVE S
016	541210	1080	10/24/06	\$389,950	2200	0	8	2001	3	5866	N	N	3807 S 381ST PL
016	541210	1110	4/21/05	\$324,990	1990	0	8	2001	3	7428	N	N	38068 38TH AVE S
016	541210	1130	1/21/04	\$250,000	1930	0	8	2001	3	8302	N	N	38044 38TH AVE S
016	541210	1150	2/11/04	\$279,700	2400	0	8	2001	3	6078	N	N	38018 38TH AVE S
016	541210	1160	6/21/05	\$381,000	2800	0	8	2001	3	6406	N	N	38010 38TH AVE S
016	541225	0010	6/15/04	\$312,358	2870	0	8	2004	3	6508	N	N	38120 35TH WAY S
016	541225	0020	8/23/04	\$276,300	2400	0	8	2004	3	5630	N	N	38124 35TH WAY S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
016	541225	0030	6/10/04	\$304,300	2870	0	8	2004	3	6858	N	N	38128 35TH WAY S
016	541225	0040	6/16/04	\$276,999	2220	0	8	2004	3	6458	N	N	38140 35TH WAY S
016	541225	0050	6/28/04	\$303,000	2870	0	8	2004	3	10487	N	N	38149 35TH WAY S
016	541225	0060	10/4/04	\$272,000	1920	0	8	2004	3	4276	N	N	38137 35TH WAY S
016	541225	0080	8/23/04	\$279,450	2220	0	8	2004	3	5120	N	N	38145 35TH WAY S
016	541225	0090	10/26/04	\$350,000	2870	0	8	2004	3	8937	N	N	38133 35TH WAY S
018	111630	0010	12/10/04	\$249,950	1710	0	7	1992	3	10035	N	N	39 HYLEBOS AVE
018	111630	0020	11/16/05	\$295,000	1790	0	7	1994	3	10117	N	N	37 HYLEBOS AVE
018	111630	0020	6/16/06	\$317,500	1790	0	7	1994	3	10117	N	N	37 HYLEBOS AVE
018	111630	0100	7/3/06	\$381,900	2340	0	8	1993	3	9622	N	N	28 HYLEBOS AVE
018	111630	0120	2/26/04	\$191,248	1540	0	7	1993	3	9768	N	N	24 HYLEBOS AVE
018	111630	0200	5/30/06	\$264,000	1390	0	7	1993	3	9602	N	N	68 20TH AVCT
018	111630	0210	6/24/04	\$209,475	1560	0	7	1993	3	9615	N	N	70 20TH AVCT
018	111630	0220	11/29/06	\$280,000	1830	0	7	1993	3	10436	N	N	72 20TH AVCT
018	111630	0230	10/10/05	\$270,000	1560	0	7	1993	3	10025	N	N	74 20TH AVCT
018	111630	0250	7/21/05	\$270,000	1060	740	7	1994	3	11636	N	N	78 20TH AVCT
018	111630	0270	12/19/05	\$307,000	1560	0	7	1993	3	10568	N	N	75 20TH AVCT
018	327530	0070	8/29/05	\$224,950	990	0	7	1983	3	10000	N	N	1704 BALSA CT
018	327530	0100	3/13/06	\$265,000	1150	0	7	1981	3	9500	N	N	1705 BALSA CT
018	327530	0180	9/7/05	\$259,000	990	940	7	1983	3	10100	N	N	1705 CYPRESS CT
018	327530	0240	3/18/05	\$187,500	920	0	7	1981	3	9800	N	N	1702 DOUGLAS CT
018	327530	0280	6/8/04	\$196,820	1430	0	7	1981	3	11600	N	N	1703 DOUGLAS CT
018	327530	0350	8/24/04	\$254,000	2290	0	7	1998	3	10184	N	N	61 HYLEBOS AVE
018	327530	0400	8/9/05	\$239,000	1050	510	7	1983	3	12014	N	N	73 HYLEBOS AVE
018	327531	0020	5/20/05	\$237,500	1370	0	7	1983	3	10088	N	N	93 18TH AVE
018	327531	0090	11/29/05	\$324,995	1750	670	7	1998	3	10016	N	N	1804 BACCHANT CT
018	327531	0100	2/13/04	\$214,000	1590	960	6	1993	3	11541	N	N	1806 BACCHANT CT
018	327531	0100	11/28/05	\$291,000	1590	960	6	1993	3	11541	N	N	1806 BACCHANT CT
018	327531	0170	10/11/05	\$254,900	1350	0	7	1983	3	9610	N	N	1802 ALDER PL
018	327531	0190	5/23/06	\$291,504	1410	0	7	1996	3	10004	N	N	1900 ALDER PL
018	327532	0050	8/24/04	\$223,500	1140	310	7	1982	3	9767	N	N	94 HYLEBOS AVE

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	327532	0060	8/28/06	\$294,500	1260	0	7	1982	3	10393	Y	N	96 HYLEBOS AVE
018	327532	0080	6/3/04	\$202,000	1010	0	7	1982	3	9603	N	N	98 HYLEBOS AVE
018	327532	0170	12/12/05	\$255,000	1760	0	7	1983	3	13455	N	N	85 HYLEBOS AVE
018	327533	0030	4/15/05	\$285,000	1460	610	7	1987	3	9900	N	N	47 HYLEBOS AVE
018	327533	0040	5/12/04	\$219,500	1410	0	7	1987	3	9900	N	N	45 HYLEBOS AVE
018	327533	0130	11/11/04	\$240,000	1720	280	7	1987	3	14000	N	N	63 19TH AVCT
018	327533	0150	5/17/04	\$232,000	1810	0	7	1987	3	12000	N	N	48 HYLEBOS AVE
018	327533	0160	5/9/05	\$245,000	1230	0	7	1987	3	10800	N	N	50 HYLEBOS AVE
018	327534	0050	5/10/05	\$228,325	1150	0	7	1987	3	9600	N	N	92 ALDER CT
018	327534	0080	5/5/05	\$304,000	1410	810	7	1987	3	15810	N	N	91 ALDER CT
018	331701	0080	11/4/04	\$232,000	1190	470	7	1994	3	9219	N	N	38019 24TH CT S
018	387654	0030	5/20/04	\$225,000	1480	320	7	1983	3	7713	N	N	37821 26TH DR S
018	387654	0030	1/24/06	\$300,000	1480	320	7	1983	3	7713	N	N	37821 26TH DR S
018	387654	0070	9/27/04	\$232,000	1510	0	7	1984	3	11694	N	N	37733 26TH DR S
018	387654	0140	9/16/04	\$193,900	940	0	7	1984	3	6771	N	N	37623 26TH DR S
018	387654	0200	8/17/06	\$190,000	1220	0	7	1984	3	7202	N	N	2323 S 376TH PL
018	387654	0200	11/21/06	\$266,500	1220	0	7	1984	3	7202	N	N	2323 S 376TH PL
018	387654	0220	5/27/05	\$265,800	1510	0	7	1985	3	8397	N	N	2311 S 376TH PL
018	387654	0290	6/15/04	\$233,750	1310	420	7	1984	3	7765	N	N	2336 S 376TH PL
018	387654	0300	7/9/04	\$224,950	1600	0	7	1984	3	7829	N	N	2604 S 376TH PL
018	387654	0330	6/22/04	\$220,000	1340	400	7	1987	3	7920	N	N	2622 S 376TH PL
018	387654	0340	4/26/04	\$220,000	1250	380	7	1983	3	7430	N	N	2626 S 376TH PL
018	387654	0340	10/24/06	\$350,000	1250	380	7	1983	3	7430	N	N	2626 S 376TH PL
018	387654	0360	4/8/05	\$258,000	1590	0	7	1983	3	7325	N	N	2634 S 376TH PL
018	387654	0370	5/19/05	\$229,990	1170	0	7	1984	3	7357	N	N	2633 S 376TH PL
018	387654	0380	4/14/06	\$310,000	1130	500	7	1984	3	8004	N	N	2629 S 376TH PL
018	387654	0470	2/28/06	\$233,900	1180	0	7	1985	3	7620	N	N	2606 S 377TH ST
018	387654	0490	1/20/05	\$239,000	1550	480	7	1984	3	7200	N	N	2620 S 377TH ST
018	387654	0570	4/19/06	\$250,000	1370	0	7	1984	3	8041	N	N	37718 27TH PL S
018	387654	0630	11/23/04	\$214,950	1330	0	7	1986	3	8748	N	N	37822 27TH PL S
018	387654	0700	5/25/05	\$233,900	1200	0	7	1985	3	8168	N	N	2607 S 379TH PL

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	387654	0720	8/9/04	\$220,000	1260	430	7	1985	3	8642	N	N	2608 S 379TH PL
018	387654	0790	9/3/04	\$242,450	1330	0	7	1986	3	7445	N	N	37719 27TH PL S
018	387654	0810	5/12/04	\$214,900	1264	290	7	1985	3	7201	N	N	37707 27TH PL S
018	387654	0960	4/12/06	\$211,500	960	0	7	1984	3	8714	N	N	37804 26TH DR S
018	387654	0960	9/14/06	\$274,000	960	0	7	1984	3	8714	N	N	37804 26TH DR S
018	540980	0010	5/27/04	\$339,950	2770	0	8	2004	3	8829	N	N	96 23RD AVE
018	540980	0020	8/5/04	\$357,950	2767	0	8	2004	3	8600	N	N	94 23RD AVE
018	540980	0030	10/15/04	\$351,950	2631	0	8	2004	3	8600	N	N	92 23RD AVE
018	540980	0040	7/15/04	\$368,950	3360	0	8	2004	3	8600	N	N	90 23RD AVE
018	540980	0040	9/27/06	\$512,000	3360	0	8	2004	3	8600	N	N	90 23RD AVE
018	540980	0050	12/7/04	\$337,950	2613	0	8	2004	3	8600	N	N	88 23RD AVCT
018	540980	0050	3/21/06	\$435,000	2613	0	8	2004	3	8600	N	N	88 23RD AVCT
018	540980	0060	12/23/04	\$355,677	2770	0	8	2004	3	8600	N	N	86 23RD AVCT
018	540980	0070	3/9/05	\$352,000	2613	0	8	2005	3	8600	N	N	84 23RD AVCT
018	540980	0080	8/2/04	\$338,950	2910	0	8	2004	3	8600	N	N	82 23RD AVCT
018	540980	0090	12/27/04	\$348,950	2767	0	8	2004	3	8600	N	N	80 23RD AVCT
018	540980	0100	11/9/04	\$361,950	3362	0	8	2004	3	8600	N	N	78 23RD AVCT
018	540980	0110	11/3/04	\$353,950	3052	0	8	2004	3	12145	N	N	75 23RD AVCT
018	540980	0120	11/16/04	\$345,950	2910	0	8	2004	3	8596	N	N	77 23RD AVCT
018	540980	0130	2/10/05	\$349,950	2770	0	8	2005	3	8598	N	N	79 23RD AVCT
018	540980	0140	11/17/04	\$358,950	3362	0	8	2004	3	8601	N	N	81 23RD AVCT
018	540980	0150	12/6/04	\$343,950	2631	0	8	2004	3	8602	N	N	83 23RD AVCT
018	540980	0160	1/3/05	\$362,950	3052	0	8	2004	3	8604	N	N	85 23RD AVCT
018	540980	0170	7/9/04	\$353,950	2910	0	8	2004	3	8609	N	N	87 23RD AVE
018	540980	0180	6/11/04	\$343,950	2750	0	8	2004	3	8609	N	N	89 23RD AVCT
018	540980	0190	12/1/06	\$285,000	1780	960	7	1975	3	8610	N	N	91 23RD AVE
018	540980	0200	8/10/04	\$364,950	3050	0	8	2004	3	8613	N	N	97 23RD AVE
018	540980	0210	6/1/04	\$347,000	2610	0	8	2004	3	8446	N	N	95 23RD AVE
018	715340	0040	7/27/05	\$293,500	1080	700	7	1980	3	10139	N	N	2282 ALDER ST
018	715340	0050	11/7/06	\$340,000	1080	580	7	1980	3	18323	N	N	88 22ND AVCT
018	715340	0080	11/8/06	\$349,950	1760	0	7	1980	3	13841	N	N	2202 VIRGINIA CT

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	715340	0090	7/27/05	\$280,000	1480	700	7	1980	3	12898	N	N	2208 VIRGINIA CT
018	715340	0110	2/23/04	\$266,530	1090	700	7	1980	3	10454	N	N	2211 VIRGINIA CT
018	715340	0140	9/21/04	\$185,000	1130	260	7	1980	2	13497	N	N	2203 VIRGINIA CT
018	715340	0150	12/9/05	\$385,000	1080	580	7	1980	4	13366	N	N	2201 VIRGINIA CT
018	715340	0250	9/7/04	\$250,000	1090	700	7	1980	3	17026	N	N	2207 THEA CT
018	721265	0010	10/27/04	\$293,950	1510	610	8	1993	3	9046	N	N	1917 S 369TH ST
018	721265	0050	10/28/04	\$255,000	1500	0	8	1992	3	7138	N	N	1956 S 370TH CT
018	721265	0170	3/23/04	\$311,950	2460	0	8	1992	3	6909	N	N	1952 S 371ST PL
018	721265	0240	3/17/05	\$310,000	2250	0	8	1992	3	7757	N	N	1953 S 371ST PL
018	721265	0280	7/16/04	\$269,950	1970	0	8	1992	3	6803	N	N	1945 S 372ND CT
018	721265	0280	4/21/06	\$346,950	1970	0	8	1992	3	6803	N	N	1945 S 372ND CT
018	721265	0310	10/13/06	\$385,000	2430	0	8	1992	3	11590	N	N	1936 S 372ND CT
018	721265	0400	5/23/05	\$366,000	1340	920	8	1993	3	7859	N	N	1946 S 375TH ST
018	721265	0470	11/16/04	\$315,000	2530	0	8	1992	3	16746	N	N	37314 19TH PL S
018	721265	0500	6/17/04	\$269,000	2050	0	8	1992	3	8382	N	N	37303 19TH PL S
018	721265	0510	6/27/05	\$345,000	1830	0	8	1993	3	7762	N	N	37309 19TH PL S
018	721265	0550	3/15/04	\$281,000	2290	0	8	1993	3	11099	N	N	1920 S 374TH PL
018	721265	0590	11/14/05	\$317,500	1840	0	8	1993	3	8805	N	N	1917 S 374TH PL
018	721265	0640	2/24/05	\$410,000	2900	1020	8	1992	3	8009	N	N	37423 19TH PL S
018	721265	0710	10/6/05	\$275,000	1490	0	8	1994	3	9295	N	N	37632 17TH PL S
018	721265	0740	7/22/05	\$320,000	1730	0	8	1992	3	6861	N	N	37616 17TH PL S
018	721265	0790	8/1/05	\$368,000	2760	0	8	1993	3	6759	N	N	37607 18TH PL S
018	721265	0800	6/17/04	\$239,000	1700	0	8	1992	3	7168	N	N	37623 18TH PL S
018	721265	0800	12/29/05	\$313,300	1700	0	8	1992	3	7168	N	N	37623 18TH PL S
018	721265	0930	1/20/06	\$399,950	2470	0	8	1993	3	8590	N	N	37664 18TH PL S
018	721265	0950	6/13/05	\$373,500	2530	0	8	1993	3	8169	N	N	37654 18TH PL S
018	721265	1000	5/19/05	\$343,000	2260	0	8	1992	3	7949	N	N	37624 18TH PL S
018	721265	1020	7/11/05	\$335,000	2260	0	8	1992	3	7311	N	N	37612 18TH PL S
018	721265	1240	5/11/04	\$290,000	1340	960	8	1992	3	7199	N	N	37541 21ST AVE S
018	721265	1280	7/18/06	\$429,950	2020	0	8	1992	3	9255	N	N	37556 21ST AVE S
018	721265	1400	4/29/04	\$287,000	1920	0	8	1992	3	9307	N	N	37324 22ND AVE S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	721265	1440	8/16/04	\$283,500	1970	0	8	1992	3	8426	N	N	37240 22ND AVE S
018	721265	1560	7/14/05	\$348,500	2220	0	8	1991	3	7680	N	N	37012 22ND AVE S
018	721265	1650	6/2/04	\$322,500	2610	0	8	1992	3	7762	N	N	37107 22ND AVE S
018	721265	1700	7/7/06	\$385,000	1990	0	8	1992	3	8161	N	N	2014 S 372ND ST
018	721265	1710	10/9/06	\$443,000	2290	350	8	1992	3	7827	N	N	2008 S 372ND ST
018	721265	1810	5/12/04	\$271,000	1350	920	8	1994	3	12882	N	N	2022 S 370TH ST
018	721265	1820	5/20/04	\$238,500	1480	0	8	1992	3	7496	N	N	2016 S 370TH ST
018	721265	1820	4/11/05	\$254,900	1480	0	8	1992	3	7496	N	N	2016 S 370TH ST
018	721265	1880	12/27/04	\$265,000	1910	0	8	1991	3	7969	N	N	2025 S 372ND ST
018	721265	1970	11/9/05	\$320,950	1870	0	8	1992	3	6354	N	N	2117 S 373RD CT
018	721265	2030	1/15/04	\$305,000	2620	0	8	1993	3	6500	N	N	2012 S 375TH ST
018	721265	2060	6/15/04	\$317,500	2290	0	8	1992	3	7564	N	N	37408 20TH AVE S
018	721265	2110	5/11/04	\$243,000	1770	0	8	1992	3	6949	N	N	2020 S 374TH CT
018	721265	2120	5/20/04	\$252,000	1830	0	8	1992	3	9923	N	N	2010 S 374TH CT
018	721265	2150	1/19/05	\$260,000	1830	0	8	1992	3	6890	N	N	37218 20TH AVE S
018	721265	2180	9/22/05	\$338,000	2050	0	8	1993	3	13303	N	N	37122 19TH WAY S
018	721266	0010	1/27/06	\$334,900	1730	0	8	1993	3	6706	N	N	37404 18TH AVE S
018	721266	0060	4/26/05	\$275,000	1590	0	8	1993	3	7904	N	N	37434 18TH AVE S
018	721266	0090	3/1/06	\$330,000	1770	0	8	1991	3	9231	N	N	37452 18TH AVE S
018	721266	0100	9/23/05	\$285,000	1640	0	8	1992	3	10298	N	N	37458 18TH AVE S
018	721266	0220	10/21/05	\$374,950	2130	0	8	1993	3	7896	N	N	1639 S 374TH CT
018	721266	0240	5/21/04	\$248,020	1800	0	8	1991	3	7949	N	N	1629 S 374TH CT
018	721266	0240	7/12/05	\$294,450	1800	0	8	1991	3	7949	N	N	1629 S 374TH CT
018	721266	0240	12/8/06	\$325,000	1800	0	8	1991	3	7949	N	N	1629 S 374TH CT
018	721266	0340	3/8/04	\$252,500	1920	0	8	1993	3	6000	N	N	37307 17TH AVE S
018	721266	0390	11/8/04	\$264,950	1800	0	8	1993	3	7684	N	N	37217 17TH AVE S
018	721266	0460	10/25/05	\$334,000	1770	0	8	1993	3	9746	N	N	37103 17TH AVE S
018	721266	0470	7/26/06	\$319,950	1550	0	8	1994	3	7913	N	N	37025 17TH AVE S
018	721266	0500	9/17/04	\$355,000	2270	1320	8	1994	3	8937	N	N	1635 S 370TH PL
018	721266	0510	6/9/04	\$245,000	1680	0	8	1995	3	7548	N	N	1627 S 370TH PL
018	721266	0570	9/8/04	\$298,000	2180	0	8	1994	3	6065	N	N	1642 S 370TH PL

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	721266	0620	6/1/04	\$251,000	1520	0	8	1993	3	5834	N	N	36918 17TH AVE S
018	721266	0700	7/22/04	\$279,250	2200	0	8	1993	3	5985	N	N	1707 S 371ST CT
018	721266	0720	7/27/05	\$365,000	2110	0	8	1993	3	7288	N	N	1704 S 372ND PL
018	721266	0740	5/23/06	\$367,000	1950	0	8	1992	3	9935	N	N	1716 S 372ND PL
018	721266	0810	11/8/05	\$315,000	2080	0	8	1992	3	7554	N	N	1712 S 373RD PL
018	721266	0820	12/29/04	\$255,000	1780	0	8	1992	3	6630	N	N	1718 S 373RD PL
018	721266	0830	4/15/05	\$321,000	1630	650	8	1992	3	8563	N	N	1724 S 373RD PL
018	721266	0830	2/1/06	\$378,000	1630	650	8	1992	3	8563	N	N	1724 S 373RD PL
018	721266	0850	5/10/04	\$253,000	2070	0	8	1991	3	6833	N	N	1727 S 373RD PL
018	721266	0880	6/14/04	\$245,000	1930	0	8	1992	3	5954	N	N	1711 S 373RD PL
018	721266	0880	10/5/06	\$355,000	1930	0	8	1992	3	5954	N	N	1711 S 373RD PL
018	721266	0890	5/12/06	\$357,000	2050	0	8	1993	3	6366	N	N	1705 S 373RD PL
018	721266	0940	4/28/04	\$266,000	2110	0	8	1993	3	9825	N	N	37333 18TH AVE S
018	721266	1020	3/4/04	\$240,000	1800	0	8	1991	3	7110	N	N	37328 18TH AVE S
018	721268	0040	10/20/05	\$300,000	1930	0	7	1993	3	7558	N	N	37960 23RD PL S
018	721268	0070	12/26/06	\$347,500	1930	0	7	1993	3	7347	N	N	37942 23RD PL S
018	721268	0110	5/11/06	\$348,000	1890	0	7	1993	3	6402	N	N	37922 23RD PL S
018	721268	0180	1/14/04	\$229,000	1600	0	7	1993	3	5712	N	N	2306 S 380TH ST
018	721268	0240	8/24/05	\$318,900	1890	0	8	1994	3	7023	N	N	37944 21ST PL S
018	721268	0360	1/26/06	\$344,990	2090	0	8	1995	3	7002	N	N	37816 21ST CT S
018	721268	0370	6/21/05	\$396,000	2260	0	8	1994	3	9752	N	N	37812 21ST CT S
018	721268	0400	4/14/06	\$399,950	1710	950	8	1996	3	7242	N	N	37811 21ST CT S
018	721268	0410	8/10/05	\$310,000	2030	0	8	1995	3	7520	N	N	37819 21ST CT S
018	721268	0520	12/20/05	\$326,000	1460	700	8	1994	3	6987	N	N	1900 S 379TH ST
018	721268	0560	9/28/04	\$299,500	1880	0	8	1994	3	7970	N	N	37943 19TH AVE S
018	721268	0570	8/14/06	\$381,950	2160	0	8	1994	3	6731	N	N	1817 S 380TH PL
018	721268	0590	2/6/04	\$248,000	2220	0	8	1994	3	7742	N	N	1827 S 380TH PL
018	721268	0620	3/14/05	\$284,500	2030	0	8	1994	3	6000	N	N	1907 S 380TH PL
018	721268	0640	4/14/05	\$282,000	1970	0	8	1994	3	6000	N	N	1919 S 380TH PL
018	721268	0670	5/18/06	\$307,000	1500	0	7	1996	3	6362	N	N	2011 S 380TH PL
018	721268	0680	6/2/06	\$279,000	2220	0	8	1996	3	9045	N	N	2022 S 380TH ST

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	721268	0685	6/20/04	\$267,000	1570	620	7	1996	3	8340	N	N	2026 S 380TH ST
018	721268	0720	5/24/04	\$240,000	1830	0	8	1994	3	6683	N	N	37924 20TH PL S
018	721268	0760	10/6/04	\$255,000	1730	0	8	1994	3	7123	N	N	37939 20TH PL S
018	721268	0770	8/28/06	\$330,000	1680	0	8	1994	3	5866	N	N	37942 19TH AVE S
018	721268	0810	9/27/05	\$315,900	1780	0	8	1994	3	6000	N	N	1909 S 379TH ST
018	721268	0820	11/17/05	\$413,998	2970	0	8	1994	3	6717	N	N	1917 S 379TH ST
018	721268	0840	2/17/05	\$264,950	1780	0	8	1994	3	6046	N	N	37905 20TH CT S
018	721268	0860	12/16/04	\$278,500	1730	0	8	1994	3	8076	N	N	37913 20TH CT S
018	721268	0870	9/1/06	\$306,000	1250	380	7	1997	3	16915	N	N	37912 20TH CT S
018	721268	0880	11/4/05	\$282,000	1250	380	7	1997	3	10346	N	N	37910 20TH CT S
018	721268	0920	4/12/06	\$314,900	1220	510	8	1996	3	8118	N	N	2023 S 380TH ST
018	721268	1010	10/11/05	\$315,000	1860	0	8	1994	3	6720	N	N	2207 S 380TH ST
018	721268	1050	12/3/04	\$260,000	1720	0	8	1995	3	7662	N	N	38007 23RD CT S
018	721268	1080	12/10/04	\$246,000	1600	0	7	1995	3	7349	N	N	38012 23RD CT S
018	721268	1100	10/3/05	\$302,950	1780	0	7	1995	3	6208	N	N	2313 S 380TH ST
018	800020	0020	5/25/04	\$223,500	1610	0	7	1996	3	10366	N	N	96 27TH AVCT
018	800020	0090	11/29/05	\$286,000	1610	0	7	1996	3	10022	N	N	90 26TH AVE
018	800020	0150	9/19/05	\$297,850	1700	0	7	1996	3	9683	N	N	93 26TH AVE
018	800020	0160	4/4/06	\$299,000	1450	0	7	1996	3	9688	N	N	91 26TH AVE
018	800020	0180	5/8/06	\$345,000	2100	0	7	1998	3	9698	N	N	87 26TH AVE
018	800020	0200	6/19/06	\$259,950	1160	0	7	1996	3	9707	N	N	83 26TH AVE
018	800020	0260	7/1/04	\$240,000	1550	0	7	1996	3	9625	N	N	86 DOUGLAS ST
018	800020	0260	12/11/06	\$327,500	1550	0	7	1996	3	9625	N	N	86 DOUGLAS ST
018	802960	0010	7/13/04	\$416,029	3030	0	8	2004	3	6808	N	N	2641 S 375TH PL
018	802960	0020	8/19/04	\$375,000	2570	0	8	2003	3	7608	N	N	37511 27TH PL S
018	802960	0030	8/19/04	\$444,952	3050	0	8	2004	3	7241	N	N	37519 27TH PL S
018	802960	0040	6/24/04	\$373,779	3030	0	8	2004	3	8259	N	N	37527 27TH PL S
018	802960	0050	5/27/04	\$379,085	2570	0	8	2004	3	7841	N	N	37533 27TH PL S
018	802960	0050	5/3/06	\$474,950	2570	0	8	2004	3	7841	N	N	37533 27TH PL S
018	802960	0060	6/2/04	\$408,827	3030	0	8	2004	3	7448	N	N	37537 27TH PL S
018	802960	0070	6/7/04	\$408,060	3100	0	8	2004	3	6255	N	N	37541 27TH PL S

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	802960	0080	7/15/04	\$364,305	2200	0	8	2004	3	6174	N	N	37545 27TH PL S
018	802960	0090	4/13/04	\$380,000	2570	0	8	2004	3	6709	N	N	37549 27TH PL S
018	802960	0100	10/25/04	\$367,920	2570	0	8	2004	3	6440	N	N	37548 27TH PL S
018	802960	0110	11/24/04	\$366,655	2210	0	8	2004	3	9215	N	N	37542 27TH PL S
018	802960	0120	7/14/04	\$359,573	2210	0	8	2004	3	8560	N	N	37536 27TH PL S
018	802960	0130	1/7/05	\$413,675	3140	0	8	2004	3	5764	N	N	37530 27TH PL S
018	802960	0130	4/12/06	\$480,000	3140	0	8	2004	3	5764	N	N	37530 27TH PL S
018	802960	0140	10/6/04	\$440,012	3290	0	8	2004	3	5760	N	N	37524 27TH PL S
018	802960	0150	11/24/04	\$400,766	3035	0	8	2004	3	5760	N	N	37518 27TH PL S
018	802960	0160	2/28/05	\$433,880	3144	0	8	2005	3	5760	N	N	37512 27TH PL S
018	802960	0170	11/12/04	\$424,114	3190	0	8	2004	3	5760	N	N	37506 27TH PL S
018	802960	0180	3/9/05	\$448,600	3030	0	8	2004	3	5760	N	N	37500 27TH PL S
018	802960	0180	3/7/06	\$503,000	3030	0	8	2004	3	5760	N	N	37500 27TH PL S
018	802960	0190	2/4/05	\$427,860	3144	0	8	2005	3	5760	N	N	37446 27TH PL S
018	802960	0200	12/6/04	\$375,000	3035	0	8	2004	3	5760	N	N	37440 27TH PL S
018	802960	0210	12/2/04	\$444,998	3290	0	8	2004	3	5788	N	N	37434 27TH PL S
018	802960	0220	12/20/04	\$438,000	3140	0	8	2004	3	6575	N	N	37428 27TH PL S
018	802960	0220	6/28/05	\$499,900	3140	0	8	2004	3	6575	N	N	37428 27TH PL S
018	802960	0230	4/13/04	\$429,009	3290	0	8	2004	3	7659	N	N	2632 S 374TH PL
018	802960	0240	7/27/04	\$386,205	3290	0	8	2004	3	5543	N	N	2624 S 374TH PL
018	802960	0250	10/11/04	\$363,555	2740	0	8	2004	3	5497	N	N	2616 S 374TH PL
018	802960	0270	5/13/04	\$361,650	2570	0	8	2004	3	6363	N	N	2600 S 374TH PL
018	802960	0280	1/29/04	\$353,300	2570	0	8	2004	3	6402	N	N	37421 26TH DR S
018	802960	0290	4/27/04	\$367,098	2570	0	8	2004	3	5849	N	N	37425 S 374TH PL
018	802960	0300	6/8/04	\$372,904	2210	0	8	2004	3	7691	N	N	37429 S 374TH PL
018	802960	0310	9/28/04	\$376,837	2360	0	8	2004	3	6157	N	N	37433 26TH DR S
018	802960	0320	12/7/04	\$294,015	1680	0	8	2004	3	4775	N	N	37437 26TH DR S
018	802960	0330	3/17/04	\$386,955	3290	0	8	2004	3	7890	N	N	2603 S 347TH PL
018	802960	0350	4/7/04	\$354,660	2740	0	8	2003	3	6412	N	N	2617 S 374TH PL
018	802960	0370	2/25/04	\$384,245	3290	0	8	2004	3	8271	N	N	2644 S 375TH PL
018	802960	0380	4/27/04	\$349,690	2020	0	8	2003	3	6550	N	N	2636 S 374TH PL

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	802960	0390	4/12/04	\$352,390	2740	0	8	2003	3	6426	N	N	2628 S 375TH PL
018	802960	0400	3/11/04	\$361,220	2210	0	8	2003	3	6387	N	N	2920 S 375TH PL
018	802960	0410	4/26/04	\$397,000	2570	0	8	2003	3	8365	N	N	2612 S 375TH PL

Improved Sales Removed from this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
015	010050	0010	7/25/05	\$305,000	RELOCATION - SALE TO SERVICE
015	010050	0100	3/4/04	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
015	010050	0160	3/29/04	\$73,852	DOR RATIO;NON-REPRESENTATIVE SALE
015	010050	0160	3/12/04	\$147,705	DOR RATIO;NON-REPRESENTATIVE SALE
015	010050	0180	2/5/04	\$195,000	NON-REPRESENTATIVE SALE
015	115070	0130	9/13/06	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
015	144510	0160	1/2/04	\$275,000	RELOCATION - SALE TO SERVICE
015	144510	0290	6/14/06	\$182,500	QUIT CLAIM DEED; STATEMENT TO DOR
015	152104	9085	9/3/04	\$183,500	BANKRUPTCY - RECEIVER OR TRUSTEE
015	152104	9103	6/22/05	\$100,500	DOR RATIO;QUIT CLAIM DEED;
015	152104	9138	1/26/05	\$284,900	MULTI-PARCEL SALE;
015	152104	9147	9/3/04	\$173,000	RELATED PARTY, FRIEND, OR NEIGHBOR
015	152104	9176	10/14/06	\$340,000	RELOCATION - SALE BY SERVICE
015	152104	9176	10/14/06	\$340,000	RELOCATION - SALE TO SERVICE
015	152104	9204	5/4/06	\$14,000	DOR RATIO
015	186493	0100	11/21/06	\$110,865	DOR RATIO
015	186493	0190	7/8/04	\$64,828	DOR RATIO;QUIT CLAIM DEED;
015	201920	0610	10/2/06	\$299,000	FORCED SALE
015	219160	0170	3/4/05	\$118,000	%COMPL;UNFIN AREA
015	226800	0110	7/16/05	\$150,000	NON-REPRESENTATIVE SALE
015	226800	0300	11/11/04	\$75,672	DOR RATIO;QUIT CLAIM DEED;
015	226800	0430	7/28/05	\$143,000	NON-REPRESENTATIVE SALE
015	234550	0030	5/25/05	\$192,150	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	234550	0140	3/16/04	\$183,000	BANKRUPTCY - RECEIVER OR TRUSTEE
015	234550	0210	4/12/05	\$161,250	FORCED SALE
015	234550	0320	1/3/05	\$148,000	NON-REPRESENTATIVE SALE
015	234570	0580	8/28/06	\$489,900	RELOCATION - SALE TO SERVICE
015	236800	0035	11/18/04	\$135,000	Diagnostic Outlier-SAS
015	236810	0110	6/6/06	\$38,548	DOR RATIO;QUIT CLAIM DEED
015	242200	0130	9/1/04	\$324,900	BANKRUPTCY - RECEIVER OR TRUSTEE
015	272104	9019	12/27/04	\$620,000	IMP COUNT;RELATED PARTY, FRIEND, OR NEIGHBOR
015	272104	9056	12/27/04	\$510,000	IMP COUNT;RELATED PARTY, FRIEND, OR NEIGHBOR
015	273050	0020	6/6/05	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
015	273050	0130	8/3/04	\$164,000	QUIT CLAIM DEED
015	273080	0100	5/14/04	\$100,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	273080	0110	5/25/04	\$69,320	DOR RATIO;QUIT CLAIM DEED;
015	282104	9001	8/17/04	\$125,078	DOR RATIO;QUIT CLAIM DEED
015	282104	9016	7/8/05	\$575,000	Lack of Representation-3-5 Acre
015	282104	9043	12/2/04	\$50,000	DOR RATIO;NON-REPRESENTATIVE SALE
015	282104	9082	1/25/05	\$140,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	282104	9141	9/14/04	\$125,000	DOR RATIO;IMP COUNT;
015	282104	9141	7/11/05	\$420,000	IMP COUNT
015	282104	9141	3/15/04	\$357,500	IMP COUNT;SEGREGATION AND/OR MERGER
015	282104	9214	4/4/05	\$880,000	TEAR DOWN;
015	332104	9060	4/20/05	\$380,000	NON-REPRESENTATIVE SALE

Improved Sales Removed from this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
015	342104	9008	5/26/06	\$1,404,000	Lack of Representation-3-5 Acre
015	375060	7110	4/13/05	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	375060	7845	2/7/05	\$249,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	375160	2796	9/14/04	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
015	375160	2865	6/25/04	\$75,000	DOR RATIO
015	403100	0410	3/6/06	\$60,500	DOR RATIO;QUIT CLAIM DEED;
015	403110	0700	6/20/06	\$46,820	DOR RATIO;QUIT CLAIM DEED;
015	403170	0060	3/30/04	\$310,000	RELOCATION - SALE TO SERVICE
015	403170	0120	11/22/04	\$75,000	DOR RATIO;%COMPL
015	403170	0120	5/20/04	\$75,000	DOR RATIO;%COMPL
015	403170	0160	1/9/04	\$59,000	DOR RATIO
015	403170	0280	6/18/06	\$484,500	Diagnostic Outlier-SAS
015	404570	0404	4/13/04	\$165,000	DOR RATIO;IMP COUNT
015	404570	0445	3/2/04	\$252,400	UNFIN AREA
015	404570	0456	12/16/05	\$59,781	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
015	404570	0456	12/15/05	\$59,781	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
015	404570	0535	9/24/04	\$152,500	NO MARKET EXPOSURE;
015	432230	0130	12/31/04	\$269,950	RELOCATION - SALE TO SERVICE
015	432230	0220	3/10/06	\$102,983	DOR RATIO;QUIT CLAIM DEED;
015	432230	0400	4/27/05	\$144,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	432230	0480	4/8/04	\$188,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	506640	0120	5/22/06	\$925,000	OPEN SPACE/
015	506640	0402	3/3/05	\$77,204	DOR RATIO;QUIT CLAIM DEED;
015	512880	0020	10/1/04	\$237,580	BANKRUPTCY - RECEIVER OR TRUSTEE
015	512880	0020	12/23/04	\$254,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
015	512880	0030	9/15/05	\$261,203	QUIT CLAIM DEED;
015	512880	0100	4/18/06	\$308,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
015	512880	0200	3/10/04	\$96,153	DOR RATIO;QUIT CLAIM DEED;
015	512880	0250	5/21/04	\$206,000	BANKRUPTCY - RECEIVER OR TRUSTEE
015	512880	0260	12/8/04	\$247,900	RELOCATION - SALE TO SERVICE
015	513100	0040	6/22/04	\$199,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	513100	0220	8/26/05	\$88,670	DOR RATIO;QUIT CLAIM DEED
015	606460	0081	9/12/05	\$404,000	IMP COUNT
015	614360	0165	5/3/04	\$59,000	DOR RATIO;NO MARKET EXPOSURE;QUIT CLAIM DEED
015	614360	0310	8/17/06	\$195,000	PREVIMP<=25K;STATEMENT TO DOR
015	614360	0325	1/31/05	\$368,995	FORCED SALE; EXEMPT FROM EXCISE TAX
015	614360	0325	4/20/05	\$403,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	614360	0375	10/27/05	\$550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	614360	0420	2/23/06	\$222,750	NO MARKET EXPOSURE
015	618140	0320	6/21/04	\$269,800	NO MARKET EXPOSURE
015	618140	0330	6/21/04	\$337,250	NO MARKET EXPOSURE
015	618140	0340	6/21/04	\$342,000	NO MARKET EXPOSURE
015	618140	0350	6/21/04	\$294,500	NO MARKET EXPOSURE;
015	618140	0360	6/21/04	\$283,100	NO MARKET EXPOSURE;
015	618140	0620	10/26/06	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
015	618140	0780	7/18/05	\$399,900	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
015	618141	0970	7/15/05	\$460,000	NO MARKET EXPOSURE
015	618143	0010	9/1/06	\$433,230	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0020	9/12/06	\$432,695	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0030	8/18/06	\$384,829	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0050	9/11/06	\$377,358	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0060	9/14/06	\$420,655	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0070	9/5/06	\$380,667	%COMPL
015	618143	0090	9/28/06	\$376,367	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0160	9/15/06	\$398,505	%COMPL
015	618143	0310	10/16/06	\$412,102	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0720	8/17/06	\$372,385	%COMPL
015	618143	0760	9/20/06	\$353,167	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0770	9/13/06	\$418,020	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0800	9/27/06	\$424,435	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0810	9/21/06	\$441,774	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0820	10/1/06	\$382,385	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0850	11/21/06	\$428,770	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0870	10/23/06	\$407,288	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0880	10/12/06	\$458,648	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0890	10/12/06	\$415,070	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	618143	0900	9/15/06	\$404,590	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
015	789385	0140	12/13/04	\$281,500	RELOCATION - SALE TO SERVICE
015	946220	0015	7/22/04	\$130,000	LACK OF REPRESENTATION-GRADE4
015	946220	0090	4/29/05	\$305,000	Diagnostic Outlier-SAS
016	335340	4315	8/29/05	\$445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
016	335340	4450	11/8/06	\$68,500	DOR RATIO
016	335340	4482	11/10/05	\$425,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
016	335340	4520	4/22/05	\$405,600	IMP COUNT
016	342104	9047	9/13/06	\$749,950	Diagnostic Outlier-SAS
016	352104	9047	2/20/04	\$545,000	Lack of Representation-5.1-10Acre
016	375060	0558	7/25/04	\$168,000	RELATED PARTY, FRIEND, OR NEIGHBOR
016	375060	0591	4/1/04	\$65,000	DOR RATIO;%COMPL
016	375060	0597	7/6/04	\$42,523	DOR RATIO;QUIT CLAIM DEED;
016	375060	1860	10/23/06	\$75,000	DOR RATIO;QUIT CLAIM DEED; CORRECTION DEED;
016	375060	1860	12/6/04	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
016	375060	2345	8/8/05	\$177,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
016	375060	2442	12/28/04	\$237,000	BANKRUPTCY - RECEIVER OR TRUSTEE
016	375060	2443	12/23/05	\$227,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
016	375060	2448	7/19/04	\$205,000	IMP COUNT
016	375060	2619	7/31/06	\$277,500	IMP COUNT
016	375060	2619	6/28/05	\$239,500	IMP COUNT
016	375060	2619	6/12/06	\$210,461	IMP COUNT;EXEMPT FROM EXCISE TAX
016	375060	2736	6/7/05	\$211,475	DOR RATIO;%COMPL
016	375060	2853	11/14/06	\$529,000	Diagnostic Outlier-SAS
016	375060	3194	8/21/06	\$465,000	Diagnostic Outlier-SAS
016	375060	3375	9/15/06	\$240,700	LACK OF REPRESENTATION-GRADE4

Improved Sales Removed from this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
016	375060	3492	10/13/04	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
016	375060	3542	7/16/04	\$186,150	RELATED PARTY, FRIEND, OR NEIGHBOR
016	375060	3840	4/26/05	\$194,491	NON-REPRESENTATIVE SALE
016	375060	5212	5/5/06	\$155,000	Sale price does not appear to reflect assessor characteristic
016	375060	5620	10/21/04	\$86,876	DOR RATIO;QUIT CLAIM DEED;
016	375060	5639	3/20/04	\$50,000	DOR RATIO;QUIT CLAIM DEED;
016	375060	6155	1/7/04	\$107,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
016	375060	6438	10/25/05	\$101,950	LACK OF REPRESENTATION-GRADE4
016	375060	6879	9/28/04	\$232,500	Lack of Representation-Year Built <=1910
016	375060	6984	12/26/06	\$396,000	Diagnostic Outlier-SAS
016	375060	6984	6/7/05	\$110,000	DOR RATIO
016	375160	0165	3/10/06	\$160,000	DOR RATIO;QUIT CLAIM DEED
016	375160	0229	2/2/05	\$78,450	DOR RATIO
016	375160	1071	11/16/04	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE
016	375160	1307	6/7/05	\$236,571	BANKRUPTCY - RECEIVER OR TRUSTEE
016	375160	1307	5/13/05	\$229,299	BANKRUPTCY - RECEIVER OR TRUSTEE;
016	375160	1527	5/3/06	\$69,335	DOR RATIO;QUIT CLAIM DEED;
016	375160	1535	4/6/04	\$154,000	Diagnostic Outlier-SAS
016	375160	1535	9/19/06	\$259,500	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
016	375160	1615	10/31/05	\$77,293	DOR RATIO;QUIT CLAIM DEED
016	375160	1785	4/7/05	\$110,000	%COMPL
016	375160	2041	7/6/04	\$12,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
016	375160	2201	2/18/04	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE
016	375160	2273	9/2/04	\$111,000	RELATED PARTY, FRIEND, OR NEIGHBOR
016	375160	3160	4/14/04	\$255,000	QUESTIONABLE PER APPRAISAL
016	375160	3541	2/4/04	\$220,000	BANKRUPTCY - RECEIVER OR TRUSTEE
016	375160	3799	7/21/05	\$226,000	QUIT CLAIM DEED
016	375160	4207	3/17/04	\$29,000	DOR RATIO
016	375160	4207	3/17/04	\$85,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
016	375160	5025	6/14/05	\$195,000	Lack of Representation-Year Built <=1910
016	375160	5141	7/19/06	\$155,355	Diagnostic Outlier-SAS
016	375160	5432	1/27/06	\$238,000	PERSONAL PROPERTY INCLUDED
016	375160	6320	9/13/06	\$304,950	RELATED PARTY, FRIEND, OR NEIGHBOR
016	375160	6441	6/10/04	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
016	375160	6606	8/30/04	\$229,950	Lack of Representation-Year Built <=1910
016	375160	6651	2/14/06	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE
016	375160	6651	8/23/04	\$57,294	DOR RATIO;QUIT CLAIM DEED;
016	375160	6719	7/15/05	\$100,000	%NETCOND;PREVIMP<=25K
016	375160	6736	7/26/06	\$340,000	Lack of Representation-Year Built <=1910
016	375160	6748	1/21/05	\$291,000	RELATED PARTY, FRIEND, OR NEIGHBOR
016	506640	0062	8/25/06	\$80,000	DOR RATIO;IMP COUNT;UNFIN AREA;
016	541210	0520	12/7/06	\$414,950	RELOCATION - SALE TO SERVICE
016	541210	0710	5/20/05	\$115,696	DOR RATIO;QUIT CLAIM DEED;
016	541210	0800	9/16/06	\$449,999	RELOCATION - SALE TO SERVICE
016	541225	0070	9/28/04	\$278,269	RELATED PARTY, FRIEND, OR NEIGHBOR
018	111630	0010	12/10/04	\$249,950	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
018	327530	0180	1/15/04	\$51,202	DOR RATIO;QUIT CLAIM DEED;
018	327530	0360	2/28/05	\$268,000	RELATED PARTY, FRIEND, OR NEIGHBOR
018	327530	0360	2/5/04	\$285,000	RELATED PARTY, FRIEND, OR NEIGHBOR
018	327530	0460	2/17/06	\$338,000	RELOCATION - SALE BY SERVICE
018	327530	0460	2/17/06	\$338,000	RELOCATION - SALE TO SERVICE
018	327532	0060	6/1/04	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
018	327532	0080	6/15/05	\$100,634	DOR RATIO;QUIT CLAIM DEED
018	332104	9041	1/16/04	\$179,990	BANKRUPTCY - RECEIVER OR TRUSTEE
018	387654	0080	1/9/04	\$184,950	NON-REPRESENTATIVE SALE
018	721265	0230	5/25/05	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
018	721265	0250	8/14/06	\$369,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
018	721265	0310	11/20/06	\$385,000	REFUND
018	721265	0890	1/26/04	\$205,230	QUIT CLAIM DEED
018	721265	1030	6/8/06	\$375,000	RELOCATION - SALE BY SERVICE
018	721265	1030	6/14/06	\$375,000	RELOCATION - SALE TO SERVICE
018	721265	1290	4/15/04	\$259,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
018	721265	1320	4/4/05	\$282,202	NON-REPRESENTATIVE SALE
018	721265	1690	7/5/05	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
018	721266	0900	3/17/06	\$317,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
018	721268	0160	3/24/04	\$50,000	DOR RATIO;QUIT CLAIM DEED
018	721268	0180	1/13/04	\$229,000	RELOCATION - SALE TO SERVICE
018	721268	1080	12/10/04	\$246,000	RELOCATION - SALE TO SERVICE

Vacant Sales Used in this Annual Update Analysis
Area 55

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
15	152104	9003	9/13/2005	250000	319931	N	N
15	219060	0095	11/20/2006	20850	6000	N	N
15	219160	0165	4/15/2005	115000	18000	N	N
15	242200	0125	3/25/2005	125000	16664	Y	Y
15	273050	0090	9/22/2006	199500	19129	Y	Y
15	282104	9167	8/26/2005	134500	9583	N	N
15	282104	9215	5/10/2006	136000	15958	N	N
15	282104	9219	5/23/2006	270000	61186	N	N
15	282104	9220	11/22/2006	250000	49203	N	N
15	282104	9221	5/23/2006	270000	82360	N	N
15	282410	0360	7/19/2006	36500	9100	N	N
15	375060	0987	1/13/2004	75000	14580	Y	Y
15	403110	0220	4/22/2004	15000	9632	N	N
15	403120	0140	11/7/2006	25000	9516	N	N
15	403170	0430	11/21/2004	135000	15368	Y	Y
15	404570	0508	8/27/2004	145000	49658	N	N
15	606460	0261	9/13/2004	240000	94960	N	N
15	606460	0261	3/16/2004	215000	94960	N	N
15	606460	0335	9/4/2005	30000	42075	N	N
15	614360	0570	9/14/2006	35000	10000	N	N
15	614400	0010	8/9/2006	110000	10720	N	N
15	614400	0010	3/25/2005	50000	10720	N	N
15	726120	0135	10/7/2004	105000	43560	N	N
16	375060	0612	10/17/2005	47000	9600	N	N
16	375060	1388	2/11/2006	32150	9600	N	N
16	375060	1861	8/15/2006	60000	9600	N	N
16	375060	2685	4/27/2005	20000	15360	N	N
16	375060	3640	3/1/2006	68000	14400	N	N
16	375060	3753	12/1/2005	50000	19200	N	N
16	375060	4041	5/16/2006	70000	14400	N	N
16	375060	4062	5/10/2006	32000	9600	N	N
16	375060	4359	7/26/2004	110000	13200	N	N
16	375060	4560	3/29/2006	85000	15648	N	N
16	375060	4808	10/13/2005	65000	9600	N	N
16	375060	5316	12/1/2006	90000	11640	N	N
16	375060	5409	6/5/2006	75000	14400	N	N
16	375060	6906	10/11/2004	15000	4800	N	N
16	375060	7026	11/22/2005	42165	14400	N	N
16	375160	0269	10/1/2004	16000	15840	N	N
16	375160	0445	6/28/2006	33000	14826	N	N
16	375160	0811	7/31/2006	60000	9600	N	N
16	375160	1216	10/16/2006	107000	17600	N	N
16	375160	1405	3/1/2006	125000	35000	N	N
16	375160	1409	5/4/2006	136000	104108	Y	N
16	375160	1793	9/5/2006	45700	9600	N	N
16	375160	3843	10/17/2006	90000	18480	N	N

Vacant Sales Used in this Annual Update Analysis
Area 55

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
16	375160	4330	12/20/2006	90000	18480	N	N
16	375160	4377	10/30/2006	10000	9600	N	N
16	375160	5015	2/23/2005	35000	14400	N	N
16	375160	5042	12/9/2004	99000	39600	N	N
16	375160	5402	4/18/2005	102000	61200	N	N
16	375160	5820	10/30/2006	87000	32191	N	N
16	375160	6007	8/17/2006	25000	38400	N	N
16	375160	6121	8/4/2006	11000	4800	N	N
16	375160	6303	3/9/2006	85000	18357	N	N
16	375160	6815	7/15/2004	22500	64645	Y	N
18	187400	0762	4/6/2006	125000	9375	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 55

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
15	152104	9080	1/26/2005	1139600	MULTI-PARCEL SALE;
15	152104	9080	1/26/2005	284900	MULTI-PARCEL SALE;
15	152104	9214	1/26/2005	284900	MULTI-PARCEL SALE;
15	152104	9214	1/26/2005	610500	MULTI-PARCEL SALE;
15	152104	9214	6/24/2004	155000	BUILDER OR DEVELOPER SALES;
15	219060	0320	3/24/2005	40000	DORRatio
15	219060	0365	7/20/2006	77000	STATEMENT TO DOR;
15	236800	0075	11/4/2005	100000	DORRatio
15	242200	0145	1/30/2005	30000	QUIT CLAIM DEED;
15	282104	9094	2/22/2006	330700	DORRatio
15	282104	9123	1/29/2004	295000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
15	375160	1895	3/14/2005	25000	PLOTTAGE;
15	375160	1897	3/4/2005	30000	PLOTTAGE;
15	375160	1899	3/4/2005	25000	PLOTTAGE;
15	375160	1901	2/24/2005	25000	PLOTTAGE;
15	403120	0040	7/22/2005	50000	BUILDER OR DEVELOPER SALES;
15	403120	0040	9/13/2006	137500	DORRatio
15	403170	0440	10/24/2006	85000	STATEMENT TO DOR;
15	404570	0508	6/16/2004	69500	NO MARKET EXPOSURE;
15	614360	0205	4/19/2005	97500	NO MARKET EXPOSURE;
15	618141	0060	4/26/2006	411155	DORRatio
15	618142	0010	12/8/2006	375858	DORRatio
15	618142	0050	12/6/2006	367125	DORRatio
15	618142	0070	11/17/2006	379283	DORRatio
15	618142	0080	11/21/2006	418145	DORRatio
15	618142	0090	12/20/2006	442219	DORRatio
15	618142	0140	11/22/2006	431203	DORRatio
15	618142	0160	11/21/2006	393698	DORRatio
15	618142	0210	12/19/2006	409922	DORRatio
15	618142	0230	12/1/2006	381884	DORRatio
15	618142	0240	12/19/2006	355315	DORRatio
15	618142	0250	12/7/2006	412353	DORRatio
15	618142	0280	12/5/2006	380235	DORRatio
15	618142	0290	12/29/2006	485340	DORRatio
15	618142	0300	12/1/2006	445141	DORRatio
15	618142	0310	12/22/2006	458384	DORRatio
16	142104	9068	7/5/2005	80000	QUIT CLAIM DEED;
16	335340	4404	6/27/2005	25000	RELATED PARTY, FRIEND, OR NEIGHBOR;
16	335340	4492	8/23/2004	40000	RELATED PARTY, FRIEND, OR NEIGHBOR;
16	375060	1044	7/13/2006	50000	DORRatio
16	375060	2470	10/13/2006	10000	STATEMENT TO DOR;
16	375060	4858	6/2/2005	35000	DORRatio
16	375060	4980	12/15/2005	39300	NON-REPRESENTATIVE SALE;
16	375060	5408	6/20/2006	25000	DORRatio
16	375060	6063	2/7/2006	12100	DORRatio
16	375060	6670	6/13/2005	10000	RELATED PARTY, FRIEND, OR NEIGHBOR;
16	375160	0093	1/12/2005	35000	NO MARKET EXPOSURE;
16	375160	0201	10/24/2006	40000	DORRatio

Vacant Sales Removed from this Annual Update Analysis
Area 55

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
16	375160	0249	9/18/2006	37500	DORRatio
16	375160	0259	12/8/2006	17500	DORRatio
16	375160	0271	5/19/2005	57500	PLOTTAGE; BUILDER OR DEVELOPER SALES;
16	375160	0271	1/3/2006	300000	DORRatio
16	375160	0289	3/24/2004	18000	PLOTTAGE; BUILDER OR DEVELOPER SALES;
16	375160	0291	6/29/2004	21000	PLOTTAGE; BUILDER OR DEVELOPER SALES;
16	375160	0292	11/4/2004	40000	PERSONAL PROPERTY INCLUDED;
16	375160	0307	5/16/2005	15000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
16	375160	0311	12/22/2005	62500	PLOTTAGE; BUILDER OR DEVELOPER SALES;
16	375160	0341	7/16/2004	14000	PLOTTAGE; BUILDER OR DEVELOPER SALES;
16	375160	0367	7/12/2004	20000	SEGREGATION AND/OR MERGER;
16	375160	0375	6/30/2004	15000	SEGREGATION AND/OR MERGER;
16	375160	0653	6/17/2004	12500	SEGREGATION AND/OR MERGER;
16	375160	0655	3/23/2004	95000	PLOTTAGE; BUILDER OR DEVELOPER SALES;
16	375160	2039	7/9/2004	35000	DORRatio
16	375160	2471	11/15/2006	17600	DORRatio
16	375160	2695	12/15/2005	19500	DORRatio
16	375160	2987	6/30/2005	296000	DORRatio
16	375160	3162	2/3/2005	12000	RELATED PARTY, FRIEND, OR NEIGHBOR;
16	375160	4845	1/2/2004	50000	DORRatio
16	375160	4880	7/28/2005	75000	MULTI-PARCEL SALE;
16	375160	5717	8/23/2006	16700	DORRatio
16	506640	0020	8/25/2006	130000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
18	332104	9073	12/20/2004	53000	GOVERNMENT AGENCY;
18	332104	9077	10/20/2005	200000	NON-REPRESENTATIVE SALE;



**King County
Department of Assessments**

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
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(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 4, 2007

TO: Residential Appraisers

FROM: Scott Noble, Assessor

A handwritten signature of "Scott Noble" in black ink, written over a horizontal line.

SUBJECT: 2007 Revaluation for 2008 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr